

RESIDENTIAL ANTI-DISPLACEMENT and RELOCATION ASSISTANCE PLAN

This plan represents the efforts of the County of Lancaster to comply with the Residential Anti-Displacement and Relocation Assistance requirements for activities funded through the Community Development Block Grant Program (CDBG) (24 CFR Part 570) and/or the HOME Investment Partnerships Program (HOME) (24 CFR Part 92).

PLAN AND CERTIFICATION

The County of Lancaster herewith certifies that it 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 through the CDBG and/or HOME programs.

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, the County of Lancaster will make public and submit to the US Department of Housing and Urban Development the following information in writing:

1. A description of the proposed activity;
2. The location on a map and the approximate number of units, described by size (number of bedrooms), that will be demolished or converted;
3. A time schedule for commencement and completion of the demolition or conversion;
4. The location on a map and the approximate number of dwelling units described by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source(s) of funding and a time schedule for the provision of replacement units; and
6. The basis for concluding that each replacement unit will remain a low/moderate-income dwelling unit for ten (10) years from the date of initial occupancy.

The County of Lancaster will provide relocation assistance, as described in 570.496(a) for CDBG assisted activities or 92.353(c) for HOME assisted activities 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.

To the extent the County of Lancaster participates in Federal Assistance Programs wherein the following anti-displacement strategies can be applied, and consistent with the goals and objectives of activities assisted under the Act, the County of Lancaster will take

the following steps to minimize the displacement of persons from their homes (this listing is not all inclusive):

DISPLACEMENT STRATEGY

A. Steps to Minimize or Prevent Displacement

1. Plan, organize and stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation so as to provide the most convenience, safe and economically sound rehabilitation effort possible.
2. Assist in the identifying and locating of temporary relocation facilities in order to house families whose displacement will be of short duration, so that they can move back to their neighborhood after rehabilitation or new construction.
3. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent the placing of undue financial burdens on long-established owners or on tenants of multi-family buildings.
4. Counsel and advise homeowners and renters to understand the range of assistance that may be available to meet and protect their housing rights and interests.
5. In cooperation with neighborhood organizations, continuously review neighborhood development trends, identify displacement problems, and identify individuals facing displacement who need assistance.

B. Actions to Assist Displaced Persons to Remain in Their Present Neighborhoods

1. Provide lower-income housing in the neighborhood through HUD housing programs; purchase units as is; rehabilitate vacant units; or construct housing units.
2. Give priority in assisted housing units in the neighborhood to area residents facing displacement.
3. Target Section 8 existing programs and certificates to households being displaced, and recruit area landlords to participate in the program.
4. Provide counseling and referral services to assist persons displaced in finding alternate housing in the neighborhood.
5. Work with area landlords and real estate brokers to locate vacancies or households facing displacement.

C. Actions to Otherwise Mitigate Adverse Effects of Displacement

1. Uses of public funds, such as CDBG and/or HOME, to pay moving costs and provide relocation payments, or, to the extent permissible by local or state law, require private developers to provide compensation to persons displaced by development activities.
2. Give persons displaced priority in obtaining subsidized housing.
3. Provide counseling and referral services to assist persons displaced to locate elsewhere in the community.

It shall be the policy of County of Lancaster that all persons displaced by a CDBG or HOME activity shall be relocated into housing that is:

1. Decent, safe and sanitary;
2. Adequate in size to accommodate the occupants;
3. Functionally equivalent;
4. In an area not subject to adverse environmental conditions.

D. POLICY TO ASSIST NON-DISPLACED PERSONS REQUIRED TO MOVE TEMPORARILY

Persons that do not meet the definition of displaced but who are required to move within a building or complex on the same site, shall be allocated funds to pay for the move. The property owner shall obtain multiple bids to cover the cost of the temporary move per unit. Owners must obtain written approval from the Redevelopment Authority confirming the associated costs. Exceptions to this policy may be approved by the Executive Director on a case-by case basis in extenuating circumstance.