

RESOLUTION NO. 22-2020/2021

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRUNDY COUNTY, IOWA ADOPTING AN ANTI-RESIDENTIAL DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR GRUNDY COUNTY, IOWA

This residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by Grundy County in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG, UDAG and/or HOME-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, Grundy County may take any of the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhood.
- Adopt policies, which provide reasonable protection for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plan, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority rehabilitation of housing, as opposed to demolition, to avoid displacement
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" as defined in 24 CFR 42.305)
- Target only those properties deemed essential to the need or success of the project

Relocation Assistance to Displaced Persons

Grundy County will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG program, move permanently or more personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 52.350. A displaced person who is not a low-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

Grundy County 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 in connection with an activity assisted with funds provided under the CDBG program in accordance with 24 CFR 42.375

Before entering in to a contract committing Grundy County to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, Grundy County will make public by publication in a newspaper of general circulation and submit HUD, through the State CDBG program, the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of low/moderate-income housing that will be demolished or converted to a use other than as low/moderate-income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the state's HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, Grundy County will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

Replacement not required Based on Unit Availability

Under 24 CFR 42.375(d), Grundy County may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is An adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The County Auditor (319)824-3122 is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The County Auditor (319)824-3122 is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Passed and Adopted this 24th day of August, 2020.



Barbara L. Smith, Chairperson

ATTEST



Rhonda R. Deters, County Auditor