

# **City of Auburn, NY**



## **Residential Anti-Displacement & Relocation Assistance Plan**

### Purpose:

To provide a policy for minimizing the displacement of persons, families, households, businesses and/or non-profit organizations by projects assisted with Community Development Block Grant (CDBG) funds. For purposes of this plan, the term “persons” means any family, individual, household, business or non-profit organization. This Plan constitutes the City’s Residential Anti-Displacement and Relocation Assistance Plan (RARAP). The Plan outlines measures to be taken by the City of Auburn to minimize displacement and defines the benefits and advisory services that are available when the City of Auburn uses CDBG funds in a project or activity that results in displacement due to demolition of any unit or conversion of lower-income dwelling units to a use other than as low or moderate income units.

The US Department of Housing and Urban Development (HUD) requires recipients of HUD funds to certify they have in effect and are following a Residential Anti-displacement and Relocation Assistance Plan as required by 24 CFR Part 42. The purpose of this plan is to ensure recipients that carry out HUD-assisted projects:

- Identify the reasonable steps it will take to minimize the displacement of persons from their homes as a result of a HUD-assisted project;
- Provide relocation assistance to low/moderate-income (LMI) households, including families and individuals, displaced as a direct result of the conversion of a LMI dwelling or the demolition of any housing for a project.
- Replace all occupied and vacant occupiable LMI dwellings that are converted to a use other than LMI dwellings or LMI dwelling that are demolished for a project.

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the City of Auburn 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 CDBG assisted projects.

### Applicability:

A. This plan applies to the City of Auburn, hereafter referred to as “City”, and/or any developer, contractor, or agency on projects sponsored by the City that are funded in whole or in part by HUD funds subject to the regulations at 24 CFR Part 570 and/or 24 CFR Part 92. Henceforth, the phrase “City” also includes any developer, contractor, or agency participating in HUD-funded projects or activities funded by the City.

B. This plan applies to any project sponsored by the City, which is funded in whole or in part by HUD funds subject to the aforementioned regulations and requires displacement.

### Policy:

A. The City of Auburn’s basic policy is that programs and projects assisted with HUD program funds will be undertaken in such a manner at to minimize the displacement of persons. In projects or activities that may be assisted by HUD program funds subject to 24 CFR Part 570, Community Development Block Grant (CDBG, in which displacement is required, the City of Auburn and/or any City-sponsored developer, contractor, or agency will comply with 24 CFR Part 42, Displacement, Relocation

Assistance, and Real Property Acquisition for HUD and HUD-Assisted Programs, as amended, as well as 49 CFR Part 24, Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally – Assisted Programs, as amended.

B. Relocation Assistance will not be provided when homeowner occupants voluntarily participate in the City’s CDBG housing rehabilitation activities. Procedures will be established to ensure that persons participating in CDBG owner occupied housing rehabilitation activities are informed that they will not be provided relocation assistance. Applicants for assistance will be required to sign a Notice of Nondisplacement for relocation payments as a prerequisite for participation in these voluntary programs for the benefit of the affected property owner. Tenants, if any, however, will be eligible for relocation benefits and protections.

#### Minimize Displacement:

Consistent with the goals and objectives of activities assisted under the CDBG program, the City of Auburn (“City”) will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Evaluate Housing codes and rehabilitation standards and code enforcement 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 where feasible; give priority to 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 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.
- Establish Counseling Centers to provide homeowners and tenants with information on assistance to help them remain in their neighborhood in the face of revitalization.

#### Relocation Assistance to Displaced Persons:

The City will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move 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 42.350. A displaced person who is not a lower-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:

The City will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, The City will make the plans public by publication in the locally circulated newspaper, *The Citizen*, and submit to the HUD Field Office 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 lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units 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 lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit is designated to remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income 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 HUD-approved Consolidated Plan and 24 CFR 42.375(b).

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

#### Replacement not Required Based on Unit Availability:

Under 24 CFR 42.375 (d), the City of Auburn 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 lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

#### Availability and Access:

This Residential Anti-Displacement and Relocation Assistance Plan will be available to the public. The information will be made available in a form accessible to persons with disabilities upon request to the

City of Auburn, Office of Planning and Economic Development, 24 South Street, Auburn, New York 13021. Citizens, public agencies, and other interested parties will have reasonable and timely access to information and records relating to the Residential Anti-Displacement and Relocation Assistance Plan. This plan will be made accessible to interested individuals and groups during normal working hours.

Complaints:

Any questions, concerns, or requests for information should be directed to the City of Auburn Office of Planning and Economic Development located at:

City of Auburn  
Memorial City Hall  
24 South Street  
Auburn, NY 13021  
(p): 315-255-4115  
(f): 315-253-0282  
[www.auburnny.gov](http://www.auburnny.gov)

Questions and concerns related to the City of Auburn Residential Anti-Displacement and Relocation Assistance Plan will have a response within 15 working days.