

ORANGE COUNTY
BOARD OF COMMISSIONERS

ACTION AGENDA ITEM ABSTRACT

Meeting Date: December 7, 2009

Action Agenda
Item No. 4-e

SUBJECT: Residential Anti-Displacement and Relocation Assistance Plan

DEPARTMENT: Housing/Comm. Development

PUBLIC HEARING: (Y/N)

ATTACHMENT(S):

Residential Anti-Displacement and
Relocation Assistance Plan

INFORMATION CONTACT:

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PURPOSE: To adopt a Residential Anti-Displacement and Relocation Assistance Plan for Orange County.

BACKGROUND: Small Cities Community Development Block Grant (CDBG) regulations require all localities receiving CDBG funds to adopt a Residential Anti-Displacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974 as amended.

In summary, this regulation states that all occupied and vacant occupiable low and moderate income dwelling units demolished or converted to a use other than as low/moderate income housing must be replaced on a one-to-one basis within three years of the commencement of the demolition or rehabilitation relating to the conversion. The Residential Anti-Displacement and Relocation Assistance Plan for Orange County provides a plan to minimize residential displacement and to provide relocation assistance to displaced residents in a timely manner.

The most recent Plan was adopted by the BOCC on November 21, 2007. During a recent visit from the state Community Development Representative, it was noted that the Board should formally adopt this Plan every year. Therefore, staff is presenting the Residential Anti-Displacement and Relocation Plan for formal adoption this year. The language in the Plan has not been changed from the November 2007 version.

Adoption of this policy is a requirement for continued participation in NC Small Cities CDBG Program.

FINANCIAL IMPACT: None.

RECOMMENDATION (S): The Manager recommends that the Board approve the Residential Anti-Displacement and Relocation Assistance Plan.

ORANGE COUNTY
RESIDENTIAL DISPLACEMENT AND RELOCATION ASSISTANCE PLAN
under Section 104(d) of the Housing and Community Development Act of 1974, as
amended

Orange 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 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).

All residential 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, Orange County will make public the following information in writing:

1. A description of the proposed assisted activity;
2. 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.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. 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;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least 10 years from the date of initial occupancy.

Orange County will provide relocation assistance, as described in 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.

Consistent with the goals and objectives of activities assisted under the Act, Orange County will take the following steps to minimize the displacement of persons from their homes.

1. To the extent feasible, all property rehabilitated under the CDBG Program will be conducted in such a manner that enables the tenant to remain in the dwelling unit during the activity.
2. Should temporary relocation be necessary, it will be for a period no longer than thirty days. The family will be housed in safe, sanitary, decent housing free of housing code

violations. Orange County will move the family's contents to the dwelling or provide for storage, whichever is necessary. Additionally, the County will pay the necessary payment for the temporary housing.

3. Only property which cannot be rehabilitated for a cost less than 75% of the tax assessed value will be demolished. All property targeted for clearance and the subsequent relocation will be conducted in accordance with the Uniform Act.

This plan shall be effective December 7, 2009 and will remain in effect until such time that there is a change in the regulations governing this plan or changes in local policy directly related to this plan.

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