



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & DEVELOPMENT SERVICES DIVISION

RESIDENTIAL ANTI-DISPLACEMENT AND UNIFORM RELOCATION ASSISTANCE PLAN

The Residential Anti-displacement and Relocation Assistance Plan is prepared by the City of Pinellas Park Community Development Department in accordance with the Housing and Community Development Act of 1974, as amended (the "Act") and the Department of Housing & Urban Development (HUD) regulations at 24 CFR 42.325 and is applicable to our Community Development Block Grant (CDBG) assisted programs and projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Pinellas Park (City) will implement policies to minimize the direct and indirect displacement of persons (families, individuals, businesses, for-profit organization, not-for-profit organizations and farms) from their homes and neighborhoods as a result of programs, projects or activities assisted with Federal funds including:

- Prior to committing CDBG funding to a project, the City will collect information on existing structures and occupants to assess the potential impact of the proposed project.
- The City will communicate to potential sponsors that projects requiring significant displacement of residents will not be considered competitive for funding.
- If any temporary or permanent relocation is contemplated by a CDBG funded project, the City will require the project sponsor to submit a detailed relocation plan that describes the entire relocation process and its impact on all current occupants. The City will actively consult with the sponsor in order to minimize displacement. If current tenants must move as part of the construction process, the City will encourage sponsors to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- For rehabilitation or other projects that require the temporary relocation of residential tenants, the City will encourage project sponsors to minimize the amount of time that tenants are required to relocate from their unit. To the extent feasible, construction should be phased to allow tenants to stay in their units as long as possible.

One-for-One Replacement

In the event the City commits CDBG funds to a project, the City will require that all occupants are provided with appropriate advisory services and relocation assistance as required by 24

CFR 42.375 – *One-for-One Replacement of Lower-Income Dwelling Units* and the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended.

Public Notice

Prior to entering into a contract committing to provide CDBG funds for any activity that will directly result in the demolition of lower income dwelling units or the conversion of lower income dwelling units to another use, the City must submit to HUD and make public certain information through advertisement in a local publication of general circulation. Required information includes:

1. A clear and concise description of the proposed assisted project.
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of being a CDBG assisted project.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. To the final extent known, the address, number of bedrooms and location on a map of the replacement housing that has been, or will be provided.
5. To the extent that the specific location of the replacement housing and other data are not available at the time of the general submission, the City 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.
6. The source of funding and a time schedule for the provision of the replacement housing.
7. The basis for concluding that the replacement housing will remain lower income housing for at least ten (10) years from the date of initial occupancy.
8. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the needs assessment contained in the City's current HUD approved Consolidated Plan.

Relocation Assistance

The City shall ensure provision of relocation assistance in accordance with the requirements of Section 104(d), as implemented in 24 CFR 42.350 for lower income persons who. In connection with an activity assisted under the CDBG program, are "displaced persons" as defined in 24 CFR 42.305. A person who is not lower income, but is a displaced person under URA, as implemented in 49 CFR Part 24, will be provided relocation assistance as required under URA. A lower income person who is displaced may elect to receive assistance under URA in lieu of assistance under 24 CFR Section 104(d).

Appeals

The City will provide a process for persons to appeal decisions concerning their eligibility for and the amount of assistance. The appeals process will follow URA requirements at 49 CFR 24.10. If dissatisfied with the City's determination with respect to a claim for relocation into comparable replacement housing under Section 104(d), a person may submit a request to HUD to review the determination. The decisions of the HUD Secretary shall be final unless a court determines the decision was arbitrary and capricious.