



City of Hattiesburg
Department of Urban Development
Community Development Division

Residential Anti-displacement & Relocation Assistance Plan





Residential Anti-displacement and Relocation Assistance Plan

Table of Contents

Purpose	3
Minimizing Displacement	3
Relocation Assistance.....	4
One-for-One Replacement	4
Replacement Not Required, Based on Availability	5
Contact	5
Appeals	5



Residential Anti-displacement and Relocation Assistance Plan

Purpose

The Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by the City of Hattiesburg in accordance with the Housing & Community Development Act of 1974, Section 104(d), as amended; and HUD Regulations at 24 CFR 42.325 as applicable to our Community Development Block Grant (CDBG) Program and HOME Investment Partnership Act (HOME) Program assisted projects. This RARAP has been developed in response to federal legislation and intended to outline reasonable steps the City of Hattiesburg will take to minimize displacement and ensure compliance with all the Uniform Relocation Assistance and Real Property Acquisition Policies.

The intent of this plan is to inform the public of steps which the City will take to minimize displacement as a result of CDBG and HOME funded project(s) and comply with relocation assistance and one-for-one replacement as required by federal law and cited herein.

Minimizing Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Hattiesburg will avoid displacement of people from their homes when implementing CDBG or HOME funded projects.

Should displacement and relocation be unavoidable, the City of Hattiesburg will take the following steps to minimize the direct and indirect impacts on people affected by the City's actions:

- Evaluate housing codes and rehabilitation standards and coordinate code enforcement with rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Coordinate code enforcement with housing maintenance and rehabilitation programs to maintain the quality of the housing stock and to avoid deterioration and private sector disinvestment in residential neighborhoods.
- Prior to committing HOME or 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 target only those properties deemed essential to the need or success of the project.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- Relocation assistance for eligible households includes notification of rights, timeliness and procedures; advisory and support services; identification of comparable decent; safe and sanitary housing; reimbursement of moving expenses or payments for the added cost of renting replacement housing.
- The City will communicate to potential developers the projects requiring displacement of



Residential Anti-displacement and Relocation Assistance Plan

residents will not be considered competitive for funding.

- If temporary or permanent relocation is contemplated by a project, the City will require the project developer, sponsor, owner or CHDO 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 developer in an effort to minimize displacement. If current tenants must move as part of the rehabilitation process, the City will encourage sponsors/developers to provide those who are eligible an opportunity to rent a unit in the new project upon its completion.
- For rehabilitation of projects that require temporary relocation of residential tenants or homeowners, the City will encourage project developers/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 to remain in their units as long as possible.

Relocation Assistance

The City will provide relocation assistance for any low-income person (as defined in CFR 42.350) who, in connection with an activity assisted under the CDBG and/or HOME Programs, 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 to use other than lower-income dwelling in connection with an assisted activity; in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies of 1970, as amended, and implementing regulations 49 CFR Part 24.

A displaced person may choose to receive advisory services, reasonable moving expenses and security deposits and credit checks, interim living cost for actual reasonable out-of-pocket cost incurred in connection with displacement including moving expenses, and **temporary** replacement housing assistance.

A displaced person who is not a lower-income occupant, will be provided relocation assistance in accordance with the URA and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement

The City of Hattiesburg will act in accordance with Section 104(d), as implemented in 24 CFR Section 42.375, which requires one-for-one replacement of all occupied or vacant and occupiable lower-income dwelling units demolished or converted to use other than lower-income housing in connection with a project assisted with funds provided under the HOME Program.



Residential Anti-displacement and Relocation Assistance Plan

Prior to entering into a written agreement committing to provide CDBG or HOME funds for any activity that will directly result in demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the City will publish project information through newspaper advertisement, receive public comment for a minimum of fourteen (14) days and submit all comments to HUD, including required information:

1. A description of the proposed assisted project;
2. The location on a map and number of units by size (number of bedrooms) that will be demolished or converted;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, location on map and number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement units. If not yet known, the submission shall identify the general location and approximate number of units by size, and more specific information shall be submitted and disclosed to the public as soon as it is available;
5. The source of funding and a timeline for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income 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 is consistent with the housing needs and priorities identified in the current HUD approved Consolidated Plan.

Replacement not Required, Based on Unit Availability

Under 24 CFR 42.375(d), the City of Hattiesburg 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.

Contact

The Community Development Division is responsible for providing relocation payments and other relocation assistance to any lower-income persons displaced. Any questions, concerns, or request for additional information should be directed to the City of Hattiesburg, Community Development Division at (601) 554-1006 or via fax at (601) 545-4592.

Appeals

Assistance, or lack thereof, that can be appealed may include the person's eligibility for, or the amount of, payments required for moving or replacement housing. Any person who believes he/she



Residential Anti-displacement and Relocation Assistance Plan

has been displaced for a federally assisted project may file a written appeal with the City. If a person believes that the City has failed to properly consider the person's application for assistance under the Uniform Act or Section 104(d) of the Housing and Community Development Act, by denying benefits, an appeal should be sent to, and will be reviewed by, the HUD Regional Office of Community & Planning Development listed here:

U.S. Department of Housing & Urban Development
Office of Community & Planning Development
100 West Capital Street, Suite 910
Jackson, MS 39269-1096