

RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION ASSISTANCE PLAN FOR HUD FUNDED PROGRAMS

For
COUNTY OF ELK
And
“ON BEHALF OF” (OBO)
RIDGWAY BOROUGH



Administered by:
The Elk County Planning Department
Elk County Courthouse Annex
300 Center Street, P.O. Box 448
Ridgway, PA 15853

Update: February 1, 2016

COUNTY OF ELK and "ON BEHALF OF" (OBO) RIDGWAY BOROUGH RESIDENTIAL ANTI-DISPLACEMENT & RELOCATION ASSISTANCE PLAN FOR HUD FUNDED PROGRAMS

INTRODUCTION

This Residential Anti-Displacement & Relocation Plan is developed as required by Section 104(d) of the Housing and Community Development Act of 1974, as amended (the Act), and implementing regulations at 24 CFR 570.606.

The County of Elk, Pennsylvania (the "County") will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than low/moderate income housing as a direct result of activities assisted with HUD funded programs including, but not limited to our CDBG, CDBG-R, and HOME assisted projects.

The Elk County Planning Department has been designated as the local entity responsible for administration of the County's CDBG program. The Elk County Planning Department will also manage some aspects of the Ridgway Borough CDBG Program, this is referred to as "On behalf of" or "OBO" and will follow all requirements of this plan.

REPLACEMENT HOUSING

All replacement housing will be provided within three (3) 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, the County will make public and submit to the U.S. Department of Housing and Urban Development (HUD) the following information in writing:

- Description of the proposed assisted activity;
- 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 dwelling units as a direct result of the assisted activity;
- A time schedule for the commencement and completion of the demolition or conversion;
- The general location on a map and approximate number of dwelling units by size (number bedrooms) that will be provided as replacement dwelling units;
- The source of funding and time schedule for the provision of replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least ten (10) years from the date of initial occupancy; and,
- Information demonstrating that any proposed replacement of low/moderate 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.

Definitions used for Rehabilitation and Demolition Activities:

- "Standard Condition" means a dwelling unit that meets all local housing codes; or if there are no local codes, meets all housing quality standards of the Section 8 Existing Housing Programs.
- "Substandard condition" means units while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-

being of the occupants. Such housing has one or more defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired or demolished. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the next five years.

- “Substandard condition suitable for rehabilitation” means a dwelling unit that will have a fair market value, after rehabilitation, greater than the cost of rehabilitation to make the unit standard. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the next five years.
- “Vacant occupiable dwelling unit” means a vacant dwelling unit that is in a standard condition; or a vacant dwelling unit that is in a substandard condition, but it is suitable for rehabilitation; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within the period beginning one year before the date of execution of the agreement by the grantee covering the rehabilitation or demolition.

RELOCATION ASSISTANCE

The County will provide relocation assistance 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. The Uniform Assistance and Real Property Acquisition Policies Act will be followed in any case that relocation is necessary.

MINIMIZING DISPLACEMENT

Consistent with the goals and objectives of activities assisted under the Act, the County will take steps indicated below to minimize displacement of persons from their homes:

- Consider all practical alternatives to any proposed project that may result in a residential displacement.
- Provide counseling and referral services to assist displaces in finding alternative housing in the community.
- Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty building or groups of empty units first so they can be rehabilitated first and tenant moved in before rehab on occupied units or buildings is begun.
- 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.
- 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.
- Target only those properties deemed essential to the need or success of the project.

PLAN EXEMPTIONS

- Is not being actively marketed for sale
- Unoccupied for a minimum of (12) months
- More than 4-5 major code violations, as documented by the code official of the local municipality
- Cost of rehabilitation is greater than the Fair Market Value after rehabilitation

CONTACT INFORMATION

For more information please contact the Elk County Planning Department, Elk County Courthouse Annex, 300 Center Street, Ridgway, PA 15853, (814) 776-5335.

This plan originally adopted by the Elk County Board of Commissioners, April 20, 2010, at the regular scheduled Board Meeting.

This plan reviewed and readopted:
August, 20 2013
March 17, 2015
February 16, 2016

ATTEST:

Jean Zore
Chief Clerk

ELK COUNTY COMMISSIONERS

Janis E. Kemmer
Janis E. Kemmer, Commissioner

Matthew G. Quesenberry
Matthew G. Quesenberry, Commissioner

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