



RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Development Name: _____

Development Address: _____

Project Number(s): _____

THIS GUIDEFORM MUST BE SUBMITTED FOR ALL PROJECTS, ASSISTED WITH HOME OR CDBG FUNDS THROUGH THE CITY OF SAN ANTONIO. THIS INFORMATION MUST BE RECEIVED AND APPROVED BY THE OFFICE OF GRANTS MONITORING AND ADMINISTRATION (GMA) AND HUD PRIOR TO THE COMMITMENT OF ANY HOME OR CDBG FUNDS. THIS RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN (RARAP) IS TO BE PREPARED IN ACCORDANCE WITH THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 (ACT), AS AMENDED; AND HUD REGULATIONS AT 24 CFR 42.325.

Name of Developer

hereinafter "developer", will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG, HOME and/or NSP 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 in accordance with the requirements of 24 CFR 42.350.

This project does *NOT* involve demolition, conversion or relocation. The Uniform Relocation Act is not triggered by this project. Sign and return form to GMA, no further action is required.

For agencies without eminent domain authority: Any property to be acquired or that has been acquired within the last 180 days for this project was procured on a strictly voluntary basis.

In order to comply with the URA, the following actions were, or will be, completed and documented:

1. The agency notifies the owner in writing of the property's market value; and
2. The agency notifies the owner prior to making an offer, that it will not acquire property if an amicable settlement cannot be reached.
 - a. If tenants are displaced, the tenants are provided relocation assistance.

For agencies with eminent domain authority: Any property to be acquired or that has been acquired within the last 180 days for this project was procured on a strictly voluntary basis.

In order to comply with the URA, the following actions were, or will be, completed and documented:

1. The agency informs the owner in writing of the property's market value; and
2. The agency also informs the owner in writing that the property will not be acquired, through condemnation, if negotiations do not reach an amicable agreement.
 - a. If tenants are displaced, the tenants are provided relocation assistance.

I. Demolition /Conversion/Changes in Unit Mix (Pursuant to 24 CFR Part 42)

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.

All replacement housing will be provided within three years after the commencement of the demolition or conversion.

Before receiving a commitment (executed contract or loan agreement) of HOME or CDBG funds for a project, that will directly result in demolition or conversion, the developer will publish in a newspaper of general circulation and submit to the Office of Grants Monitoring and Administration the following information in writing:

1. The location map, address, and number of dwelling units by bedroom size of lower income housing that will be demolished or converted to a use other than as lower income housing as a direct result of an assisted project (Attachment A);
2. A time schedule for the commencement and completion of the demolition or conversion (Attachment B);
3. To the extent known, the location map, address, and number of dwelling units by bedroom size of the replacement housing that has been or will be provided with the attached Comparable Replacement Housing form (Attachment C);
4. The amount and source of funding and a time schedule for the provision of the replacement housing (Attachment D);
5. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy (Attachment E);
6. Information demonstrating that any proposed replacement of housing 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 Consolidated Plan approved for the City of San Antonio (Attachment F).

_____ (_____)
name of the person phone number

is responsible for tracking the replacement of lower income housing and ensuring that it is provided within the required period and for providing relocation payments and other relocation assistance, as described in 24 CFR 570.606 and 24 CFR 42.350, to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

II. Displacement of Existing Tenants (Temporary or Permanent)

Consistent with the goals and objectives of activities assisted under the Act, the project developer will take the following steps to minimize the direct and indirect displacement of persons from their homes (please check one):

- 1. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after rehabilitation, working with empty units first. Attach a detailed explanation of the staging plan (Attachment G).
- 2. Arrange for facilities to house persons who must be temporarily relocated during rehabilitation or reconstruction. A detailed explanation of temporary relocation plan, associated costs, and financing sources to cover relocation costs is attached hereto with the Comparable Replacement Dwelling Form ([HUD Form 40061](#)).
- 3. Prepare and submit to GMA a detailed explanation of the reasons for permanent relocation, a detailed plan of the relocation, including the Comparable Replacement Dwelling Form ([HUD Form 40061](#)), and estimated costs to complete the permanent relocation.

III. NON-Displacement of Existing Tenants

Consistent with the goals and objectives of activities assisted under the Act, Tenants will remain in their current units during and after rehabilitation. The Uniform Relocation Act is not triggered by this project.

Signature of Developer	Date
Developer Name	Title

FOR OFFICIAL USE ONLY:

Approved by GMA: Yes No Date: _____
Signature: _____

Approved by HUD: Yes No N/A Date: _____
Signature: _____