

# Boulder County Collaborative

## Residential Antidisplacement and Relocation Assistance Plan

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Every effort will be made to minimize temporary or permanent displacement of persons due to CDBG-DR projects undertaken by a Boulder County Collaborative (BCC) Partner.

However, in the event of displacement as a result of a federally funded award, the Boulder County Collaborative will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601 *et seq.*) [“URA”], for any household, regardless of income which is involuntarily and permanently displaced.

Per the March 5, 2013 Federal Register Notice (78 FR 14329), one-for-one replacement is waived to the extent that URA assistance does not have to be extended to 60 months for lower income displaced persons typically required under 104(d) of the Housing and Community Development Act of 1974, as amended, (42 U.S.C. 5304(d)). Further, the waiver also waives the requirement to provide one-for-one replacement for lower income dwelling units that are damaged by the disaster and not suitable for rehabilitation. However, if the property acquired is an occupiable lower-income dwelling, but will not be used for low/moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the displacement and relocation plan shall provide that before obligating and spending funds that will directly result in such demolition or conversion, the Partner will make public and submit to Boulder County Collaborative CDBG-DR the following information:

- a. A description of the proposed activity;
- b. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity;
- c. A time schedule for the commencement and completion date of the demolition or conversion;
- d. Relocation benefits for all low or moderate income persons shall be provided (see BCC Relocation Plan), including reimbursement for moving expenses, security deposits, credit checks, temporary housing, and other related expenses and:

If elected by a family, a lump-sum payment equal to the capitalized value of the compensation available under subparagraph 1. above to permit the household to secure participation in a housing cooperative or mutual

housing association, or a Section 8 certificate of voucher for rental assistance.

- e. Persons displaced shall be relocated into comparable replacement housing that is decent, safe, and sanitary, adequate in size to accommodate the occupants, functionally equivalent, and in an area not subject to unreasonably adverse environmental conditions;
- f. Provide that persons displaced have the right to elect, as an alternative to the benefits in subparagraph d. above, to received benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 if such persons determine that it is in their best interest to do so; and
- g. The right of appeal to the Boulder County Collaborative where a claim for assistance under subparagraph d. above, is denied by the grantee. The Lead Agency's CDBG-DR Program Manager's decision shall be final unless a court determines the decision was arbitrary and capricious.
- h. Consistent with the goals and objectives of activities assisted under the Act, each Partner will take the following steps to minimize the displacement of persons from their homes:
  - 1. All public facilities projects (water, sewer, gas, etc.) will be designed so that there will be minimal or no displacement of any residences or business;
  - 2. No homes will be demolished that can be reasonably rehabilitated outside of a disaster buyout area.