

# **SOUTH SALT LAKE CITY RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN AND CERTIFICATION**

## **I. INTRODUCTION**

Section 104(d) of the Housing and Community Development Act of 1974, as amended and implementing regulations at 24CFR Part 42, specify that a grantee under the Community Development Block Grant (CDBG) must certify that it has in effect and is following a Residential Anti-Displacement and Relocation Assistance Plan. As a CDBG grantee, South Salt Lake City must certify to the State that it has and is following such a plan.

The plan must include: one-for one replacement requirements for lower-income housing units; relocation assistance; and a description of the steps South Salt Lake City will take to minimize displacement.

Therefore, it shall be the declared policy of the South Salt Lake City to follow the plan described below to minimize the adverse impacts on persons of low and moderate income resulting from acquisition and relocation activities assisted with funds provided under CDBG. This plan does not replace but is supplementary to the acquisition and relocation requirements stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as well as the Utah Relocation Assistance Act.

## **II. REPLACEMENT OF DWELLING UNITS**

**A.** South Salt Lake City will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b)(1) on a one-for one basis, unless a written waiver has been received as provided for in 24 CFR 570.606(b)(1)(iii).

**B.** All replacement housing will be provided within three 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, South Salt Lake City will make public and submit to the Housing & Community Development Division the following information in writing:

1. A description of the proposed assisted activity
2. 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-income dwelling units as a direct result of the assisted activity
3. A time schedule for the commencement and completion of the demolition or conversion

4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units
5. The source of funding and time schedule for the provision of replacement dwelling units and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date initial occupancy.
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

### **III. RELOCATION ASSISTANCE**

The South Salt Lake City will provide relocation assistance, as described in 24 CFR 570.606(b)(2) 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.

### **IV. MINIMIZE DISPLACEMENT**

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, the South Salt Lake City will take the following steps to minimize the displacement of persons from their homes:

- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement
- Stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units
- Provide counseling and referral services to assist displaced homeowners and renters find alternative housing in the affected neighborhood
- Work with area landlords and real estate brokers to locate vacancies for households facing displacement
- If feasible, demolish or convert only dwelling units that are NOT occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” (as defined in 24 CFR 42.305)) or structures that have not been used for residential purposes
- Take all reasonable precautions to minimize the disruptive impacts of possible relocation activities.

**V. CERTIFICATION**

I certify that, the City of South Salt Lake has adopted the above Residential Anti-displacement and Relocation Assistance Plan by formal resolution on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

(Name of Jurisdiction)

By: \_\_\_\_\_  
(Signature)

WITNESS:

(Signature)

\_\_\_\_\_  
(Typed Name and Title)

(SEAL)