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CITY OF GREENSBURG RESOLUTION NO. 1205

WHEREAS, all grantees of Community Development Block Grant (CDBG) funding are required to follow a written Residential Anti-Displacement and Relocation Assistance Plan (RARAP) for any activity which could lead to displacement of occupants whose property is receiving funds from CDBG funding and the HOME Investment Partnerships Act (HOME) Program; and

WHEREAS, it is the policy of the City of Greensburg to make all reasonable efforts to ensure that activities undertaken with CDBG and HOME Program funds will not cause unnecessary displacement or relocation; and

WHEREAS, the RARAP is a required plan for the City of Greensburg's administration of CDBG Program Funding.

NOW, THEREFORE, BE IT RESOLVED, that the City of Greensburg City Council agrees to adopt the City of Greensburg RARAP that is attached hereto and made part of this resolution.

ENACTED, at the regular City Council meeting of the City of Greensburg, on the 9th day of March 2015.

CITY OF GREENSBURG

By: Ronald E. Liles

Mayor and President of Council

ATTEST:

Susan M. Trout

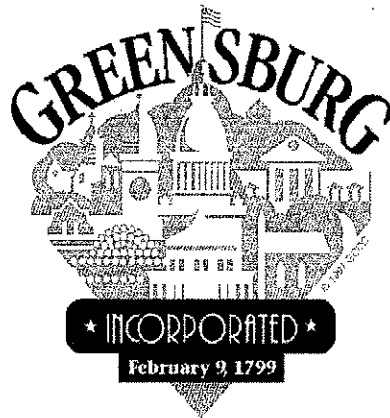
City Administrator

Certification of Adoption:

I, Susan M. Trout of the City of Greensburg, Westmoreland County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted at a regular public meeting of the Council of the City of Greensburg held on March 9, 2015.

By _____

Title: City Administrator
and Secretary of Council



**RESIDENTIAL
ANTI-DISPLACEMENT
AND
RELOCATION ASSISTANCE PLAN**
for the
Community Development
Block Grant Program
and
HOME Program

City of Greensburg

Planning Department
416 South Main Street
Greensburg, PA 15601
724-838-4334
bciampini@greensburgpa.org
www.greensburgpa.org

CITY OF GREENSBURG RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The Housing and Community Development Act of 1974, as amended (HCD Act), and 24 CFR Part 570, and the National Affordable Housing Act of 1990, as amended by the Housing and Community Act of 1992, the Agency Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Act (HOME) Program, require all grantees of Community Development Block Grant (CDBG) funds or HOME funds to follow a written Residential Anti-Displacement and Relocation Assistance Plan (RARAP) for any activity which could lead to displacement of occupants whose property is receiving funds from these or other federal funding sources. This RARAP has been developed in response to federal legislation and is intended to inform the public of the compliance of the City of Greensburg with these requirements. The Plan outlines reasonable steps which the City of Greensburg will take to minimize displacement and ensure compliance with all applicable federal and state relocation requirements.

It is the policy of the City of Greensburg to make all reasonable efforts to ensure that activities undertaken with CDBG and HOME Program funds will not cause unnecessary displacement or relocation. The City will continue to administer the CDBG and HOME Programs in such a manner that careful consideration is given during the planning phase to avoiding displacement. Displacement of any nature shall be reserved as a last resort action necessitated only when no other alternative is available and when the activity is determined necessary in order to carry out a specific goal or objective that is of benefit to the public. If the displacement is precipitated by activities that require the acquisition (either in whole or in part) or rehabilitation of real property directly by the City of Greensburg or an agent, all appropriate benefits as required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments, or the Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) shall be provided to the displaced person or persons.

I. Residential Anti-displacement and Relocation Assistance Plan

A. Provisions for One-for-One Replacement

The City of Greensburg 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. Replacement of low/moderate-income units may include public housing or existing housing receiving Section 8 project-based assistance.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion and will meet the following requirements:

- The units will be located within the City.
- The units will meet all applicable City housing, building and zoning ordinances.
- The units will be designed to remain low/moderate-income dwelling units for at least 10 years from the date of initial occupancy.

Before obligating or expending CDBG funds that will directly result in such demolition or conversion, the City will make public and submit to HUD the following information in writing:

- A description of the proposed assisted activity;
- Once identified, the general location on a target area map including approximate number of dwelling units by size (number of bedrooms) to be demolished or converted to a use other than low/moderate income dwelling units;
- A time schedule for commencement and completion of the demolition or conversion;
- Once identified, the general location on a target area map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement units;
- The City will identify the source of funding at the time of submission and will provide the replacement unit within three years of demolition or conversion.
- 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 of initial occupancy.

Consistent with the goals and objectives of activities assisted under the Act, the Planning Department will take the following step to minimize the displacement of persons from their homes as a result of CDBG/HOME-assisted activities:

- The CDBG/HOME programs will continue to be structured so that only vacant, dilapidated units or occupied units in poor condition will be considered for demolition. Demolition may also be permitted to allow for improved vehicular and pedestrian circulation in neighborhoods where master plans have been approved and adopted by the City with neighborhood participation.

B. Provisions for Relocation Assistance for Residential Displacement

The City of Greensburg will provide relocation assistance, as described in HUD Handbook 1378, Tenant Assistance Relocation and Real Property Acquisition Handbook, dated January, 2006, to each 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 CDBG/HOME-assisted activities. Persons who are relocated are entitled to the following:

- A choice between actual, reasonable moving expenses (as described in Handbook 1378, Section 3-2a) or a fixed expenses and dislocation allowance (as described in Handbook 1378, Section 3-2b).
- Advisory services
- Reimbursement for reasonable security deposits (for Section 104d-eligible persons only)
- Replacement housing assistance, which may include a Section 8 housing choice voucher certificate and referral to assisted units; cash rental assistance to reduce the rent and utility costs to displacement dwelling levels; or lump sum payments to be used to purchase a replacement dwelling. Cash rental assistance may be made for a period of 42 months under the Uniform Relocation Act (URA) or for a period of 60 months under Section 104(d). At its discretion, the City may provide advance rental payments in cases of poor rental history of a relocation candidate.

II. Public Review

To ensure compliance with section 104(d), the City of Greensburg will make public this RARAP by using the following methods:

- Posting the RARAP in City Hall, 416 South Main Street, Greensburg PA 15601 and,
- Publishing in the local newspaper a notice of availability, stating where and when the RARAP and identified project areas will be available for review.

The purpose of the public disclosure requirement for the Plan is to ensure that citizens are made aware of the City's plans for demolition and conversion of existing low- and moderate-income housing and how it intends to replace those lost dwelling units.

III. Questions Related to Relocation Assistance and Advisory Services

Relocation assistance will be provided in accordance with the HCD Act at section 104(d), and as stipulated in 24 CFR 570.606, to each lower-income household displaced by demolition or conversion of a lower-income affordable dwelling unit as the result of an assisted activity. A lower-income household is a household where total income does not exceed the HUD lower-income limit (80% of area median) as established by HUD.

In adopting a RARAP, the City is required to identify, by name and phone number, the office that is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by demolition or conversion of lower-income affordable housing to another use. The person responsible for providing relocation payments and other relocation assistance for the City of Greensburg is identified here. Please contact this person if you have questions regarding your relocation assistance.

Name of Person: Mary Perez, Fiscal Director

E-mail: mperez@greensburgpa.org

Phone Number: 724- 838-4337 Office Hours: 8 am – 4 pm

Office Address: Greensburg City Hall, 1st Floor
416 S. Main Street
Greensburg, PA 15601

IV. Appeals Regarding Assistance and Agency Determinations

Assistance, or lack thereof, that can be appealed may include the person's eligibility for, or the amount of, payments required for moving, replacement housing or commercial re-establishment. Any person who believes he/she 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 City. The person responsible for appeals is identified here:

Name of Person: Susan Trout, City Administrator

E-Mail: strout@greensburgpa.org

Phone Number: 724-838-4326 Office Hours: 8 am – 4 pm

Office Address: 416 South Main Street, 1st Floor
Greensburg, PA 15601

The City will accept written appeals that are received within 15 days after its determination on a person's claim. The City will promptly review appeals in accordance with the requirements of applicable law and 49 CFR Part 24.10 of the Uniform Act regulations.

A person may inspect and copy all materials pertinent to his or her appeal, except materials that are classified as confidential. The person's right to inspect these documents will be consistent with applicable laws, and the opportunity to inspect will be made available under reasonable conditions, and during the City's regular business hours, 8am – 4 pm (except holidays). An advance notice to review a person's records is required in order to arrange for staff to be available to assist with the inspection, and to ensure that the necessary and appropriate records are available and on hand.

In deciding an appeal, the City will consider pertinent justification and material submitted by the person, to ensure a fair and full review of the appeal will be considered. If the full relief is not granted, the person shall be advised of his or her right to seek judicial review of the decision. If the displaced person is still not in agreement with the determination, the City may direct the person to the regional HUD Office of Community Planning and Development for a review of the appeal and determination. The address of the regional HUD Office of Community Planning and Development is listed here:

HUD Pittsburgh Field Office at US Department of HUD, William Moorhead Federal Building,
1000 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222-4004 **Phone:** (412) 644-6428
Fax: (412) 644-6499 **TTY:** (412) 644-5747, Jane E. Miller, Field Office Director

All persons are reminded that they have a right to be represented by legal counsel or other representatives in connection with his or her appeal, but solely at the person's own expense.

V. Replacement of Lower-Income Housing

The person responsible for tracking the replacement of lower-income affordable housing and ensuring that it is provided within the required period is identified here.

Please contact the following individual if you have questions regarding the replacement of housing.

Name of Individual & Title: Barb Ciampini, Planner Director E-Mail: bciampini@greensburgpar.org

Phone: 724-838-4334 Office Hours: 8am – 4 pm

Office Address & Hours: 416 S. Main Street, 2nd Floor,
Greensburg, PA 15601