

Residential Anti-Displacement and Relocation Assistance Plan

General Information

An Anti-Displacement and Relocation Assistance Plan is required by all grantees prior to funding, whether or not demolition activities are planned. If you have not previously adopted a plan, utilize this format at a minimum to adopt a plan. If you have previously adopted a plan, you may submit an executed copy of that plan in lieu of completing this form (if your activities include demolition or conversion, you will need to get clearance from the Office of Community Development (OCD) prior to proceeding with any demolition or conversion. ATTACH INFORMATION REQUESTED IN THE FORM TO THE PLAN.

~~Ordinance~~ Resolution Number:

2021-697

Date: October 16, 2021

Village of Pandora

(Community name) will replace all occupied and vacant occupiable low- and moderate-income (LMI) dwelling units demolished or converted to a use other than LMI housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, and as described in 24 CFR 570.488. HUD regulation have extended this requirement to the HOME program as well.

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 demolition or conversion, the community will make public and submit to OCD the following information in writing:

- A description of the proposed activity
- The location of each site on a map and the number of dwelling units by bedroom size that will be demolished or converted to a use other than as LMI dwelling units as a direct result of the assisted
- 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 bedroom size that will be provided as replacement dwelling units;
- The source of funding and a time schedule for the provision of replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a LMI unit for at least 10 years for the date of initial occupancy;
- An analysis determining whether a dwelling unit proposed to be demolished is occupiable or not; and
- An analysis determining whether a dwelling unit proposed to be demolished or converted is considered a LMI unit.

Village of Pandora

(Community Name) will provide relocation assistance, as described in 24 CFR 570.488, to each LMI household displaced by the demolition of housing or conversion of a LMI dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives under the Act, the Community agrees to provide substantial levels of assistance to persons displaced by HUD-assisted programs and will further seek to minimize displacement of persons as a result of assisted activities

CEO Name: Jeremy Liechty

Signature of Chief Elected Official (CEO)

CEO Title: Mayor of Pandora

Vacant-Occupiable LMI Unit Determination (Section 104(D)/Barney Frank Amendment)

The analysis procedure outlined on the attached pages establishes the minimal procedure that communities must follow to determine whether vacant units slated to be demolished or converted with CDBG or HOME funds are considered to be low- and moderate- income units and are “occupiable.” If either condition is true, the unit falls under the protection of the Barney Frank Amendments, and a replacement unit must be provided. This analysis procedure must be completed for CDBG or HOME assisted activities involving the demolition or conversion of residential units and submitted to the Office of Community Development (OCD) for approval prior to the implementation of the activities.

Instructions

The analysis procedure consists of three parts:

First, a determination is made as to the total value of the property. This involves adding the current value of the property to 75 percent of the rehabilitation costs, along with any other fees or costs.

NOTE: Any property that has a before-rehab value of less than \$10,000, has been vacant for at least three months, and has been documented to be dilapidated will be considered not suitable for rehabilitation. No further analysis is needed in this case. The community is required to maintain documentation demonstrating these criteria apply.

Second, a determination must be made as to whether the unit is suitable for the rehabilitation. To compute this, use the total cost, as figured earlier, and determine the monthly debt service based on a 30-year mortgage at the current market rate. For multiple unit buildings, divide this figure by the number of units. Add 20 percent to account for taxes, insurance, and other expenses (Misc. Expenses) and also add the appropriate utility allowance (see http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/phecc/allowances2 for details on calculating a utility allowance). This figure represents the Total Housing Payment (THP), which must be compared to area market rents for comparable units. If the rent (THP) exceeds the market rents, the project can be judged to be economically infeasible as a rental project.

Third, a determination must be made as to whether the unit is LMI or not. To do this, simply compare the THP computed above to the Fair Market Rent (FMR) <http://www.huduser.org/datasets/fmr.html>. If the THP exceeds the FMR, it can be assumed that the unit is not a low-moderate-income unit and, therefore, need not be replaced.

Please attach an explanation page to the analysis page, giving the address of comparable units and describing how the analysis was performed. While a certified appraiser need not be involved, the explanation should clearly establish that the comparable units were appropriate by obtaining a value from a third party who is familiar with property values in the area, such as a Realtor (attach copy of the opinion).

A housing unit converted or demolished with CDBG or HOME funds, must be replaced if:

- Occupied, regardless of its condition and rents at or below FMR
- Currently vacant but occupied within the past three months regardless of its condition
- Vacant for more than three months and suitable for rehabilitation

Conversion includes changing the use of a unit (i.e., from permanent rent housing to a shelter or a non-residential use); and rehabilitating a LMI unit which ultimately causes the unit’s rent to exceed FMR.

Village of Pandora

Vacant-Occupiable LMI Unit Worksheet

Use the worksheet below to determine whether a residential unit identified for demolition is vacant and occupiable. Enter information into the shaded fields; the white fields should calculate automatically.

Grantee: Contact:

OCD Program: Phone:

Project: Date:

Unit Address:

Current Value: Number of Bedrooms:

Total Rehab Cost: Fair Market Rent:

75% of Rehab Cost:

Other Cost:

Total Cost:

Debt Service Rate: Debt Service (Monthly):

Number of Units in Project:

Unit Debt Service:

Plus Misc. Expenses:

Utility Allowance:

Total Monthly Housing Monthly Payment:

Comparable Unit #1 Gross Monthly Rent*:

Comparable Unit #2 Gross Monthly Rent*:

* Price of comparable units should include allowance for utilities

Average Comparable Rent:

Total Housing Payment exceeds the average market rent

Total Housing Payment exceeds Fair Market Rent

If the Total Housing Payment exceeds either the average market rent or the Fair Market Rent, then the unit is not considered to be "occupiable" and need not be replaced as per Barney Frank requirements.

Vacant-Occupiable LMI Unit Worksheet (Continued)

This page allows the community to provide details about the local procedure used to complete the information on the previous page.

Enter the addresses of comparable units:

Unit #1:

Unit #2:

Describe how analysis was performed:

While a certified appraiser need not be involved, explain how comparable units were selected. This explanation should demonstrate the selected units are appropriate for comparison: