

SOMERSET COUNTY, NEW JERSEY
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-Displacement and Relocation Assistance Plan is prepared by the Somerset County Community Development Office, an agency of the County of Somerset, New Jersey, in accordance with HUD regulations at 24 CFR 42.325 and is applicable to Somerset County's CDBG and HOME-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, Somerset County will implement policies to minimize the direct and indirect displacement of persons (families, individuals) from their homes as a result of assisted activities. These policies include:

- Encouraging its subrecipient partners to stage rehabilitation of units to allow residents to remain in the building/complex during and after the rehabilitation, working with empty units, if any, first.
- Assisting its subrecipient partners to locate facilities to house residents who must be relocated temporarily during rehabilitation.
- Where feasible, giving priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- Where feasible, allowing for demolition or conversion of only dwelling units that are not occupied or vacant occupiable dwelling units, especially those units that house low-to-moderate income households.
- Targeting only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

Somerset County, through its subgrantees, will provide relocation assistance for eligible beneficiaries who, in connection with an activity assisted with CDBG or HOME funds, 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. Depending upon their status, a displaced person may qualify for assistance under either the Uniform Relocation Assistance and Real Property Acquisitions Act ("URA") and its implementing regulation at 49 CFR 24 or under Section 104(d) of the Act. Relocation assistance may include the following, as defined in 24 CFR 42.350: advisory services, reasonable moving expenses, reestablishment expenses such security deposits and credit check charges, interim living costs, and replacement housing assistance.

One-for-One Replacement of Lower-Income Dwelling Units

Somerset County will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG and/or HOME programs in accordance with 24 CFR 42.375.

Before entering into a contract committing the County to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the County will do the following:

- publish project information in a newspaper of general circulation, or other acceptable means approved by HUD;
- receive public comment for the statutory number of days;
- submit to HUD all comments received by the County.

The County will also submit to HUD the following items:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map, of lower-income dwelling units that will be demolished or converted to a use other than lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms), and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See also 24 CFR §42.375(d);*
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling 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 HUD-approved Consolidated Plan and 24 CFR §42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the County will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement Not Required Based on Unit Availability

Under 24 CFR 42.375(d), Somerset County may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Appeals

Any displaced person who disagrees with Somerset County's determination of eligibility for benefits or the amount of relocation assistance for which the person is eligible may file a written appeal to the County. Appeals may be directed to the Somerset County Community Development Office at 27 Warren Street – 4th Floor, PO Box 3000, Somerville, NJ 08876. The Appeals process will follow URA requirements at 49 CFR 24.10.

Contacts

The Somerset County Community Development Office (908-541-5756) is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The Somerset County Community Development Office is also responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.