

County of Ventura
Residential Anti-displacement and Relocation Assistance Plan
HUD Funded Programs

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the County of Ventura in accordance with the:

- Housing and Community Development Act of 1974, as amended, including but not limited to Section 104(d);
- Uniform Relocation assistance and Real Property Acquisition Policies Act of 1970; and
- HUD Residential Anti-displacement and Relocation Assistance Plan regulations at 24 CFR 42.325.

This RARAP is applicable to HUD funded programs including, but not limited to our CDBG, CDBG-R, CDBG-Disaster Recovery (DR) and HOME-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the County of Ventura will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid 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).
- Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

The County of Ventura will ensure that relocation assistance is provided for lower-income tenants who, in connection with an activity assisted under the CDBG, CDBG-R, CDBG-DR, HOME or other HUD funded programs, 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 in accordance with the requirements of 24 CFR 42.350.

A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

All proposed housing projects submitted to the County of Ventura for consideration for federal pass-through funds that contemplate any relocation (temporary or permanent) must provide a relocation plan and estimated costs related to all relocation activities.

The following actions are required to be included in the relocation plan and completed during the course of funded projects to assist potentially displaced households:

- **Offer Advisory Services** – assist displaced households in identifying replacement housing.
- Provide a **General Information Notice** – A minimum of 90 days' written notice to vacate, unless the displaced households' health and/or safety is a threatened, then the notice can be shortened, upon approval by the County.
- **Notice of Relocation Eligibility** – Includes the date the notice was issued and the date of the intent to acquire the property or the date the displaced households are required to move; conversely, provide a notice of Non-Displacement if URA is not applicable for specific displaced households.
- **Reimbursements** for eligible moving expenses.
- **Inspections of New/Prospective Housing Offered** – to displaced households to ensure it meets local housing standards.

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

The County of Ventura will ensure replacement of 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, CDBG-R, CDBG-DR, HOME or other HUD funded programs, in accordance with 24 CFR 42.375.

Before entering into an agreement committing the County of Ventura to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the County of Ventura will make public, and submit in writing to the HUD field office the following information:

1. A description of the proposed assisted activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-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 location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission shall identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size shall be submitted and disclosed to the public as soon as it is available;
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 dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the needs assessment contained in its HUD-approved consolidated plan.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the County of Ventura 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.

Contacts

The County Executive Office, Community Development Division is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The Subrecipient (the organization that received CDBG, CDBG-R, CDBG-DR, HOME, or other HUD project funds) is responsible for providing relocation payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use. These costs may be funded by CDBG, CDBG-R, CDBG-DR, HOME, or other HUD program funds.