

Residential Anti-Displacement and Relocation Assistance Plan

A plan adopted by the City of Stillwater to address residential displacement and relocation under federal funding of public improvements.

When the City of Stillwater undertakes any public facility improvements funded with federal funds, it will take all reasonable steps to minimize the need for displacement as a result of these projects. No demolition and/or conversion of low/moderate-income dwelling units are anticipated in conjunction with activities assisted with these funds. Subject to requirements contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655; Section 104(d) of the Housing and Community Development Act of 1974, as amended; and 24 CFR Part 42, the City of Stillwater will certify that it is following a residential anti-displacement and relocation assistance plan which contains the following components:

1. A requirement to replace all occupied and vacant habitable low/moderate-income dwelling units that are demolished or converted to a use other than low/moderate-income housing; and
2. A requirement to provide certain relocation assistance to any lower income person displaced as a direct result of the demolition of any dwelling unit or the conversion of a low/moderate-income dwelling unit to a use other than a low/moderate-income dwelling unit.

If demolition or conversion occurs, the City of Stillwater will make public and submit to the appropriate funding agency the following information:

1. A description of the proposed assisted activity;
2. The location and 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 location and number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
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 low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of low/moderate-income households in the jurisdiction.

If displacement of low-/moderate-income households occurs, the City of Stillwater will provide relocation assistance to each low/moderate income household displaced by the demolition or conversion of any dwelling unit as provided by the URA, Section 104(d) of the Housing and Community Development Act of 1974, as amended, and HUD Handbook 1378, "Tenant Assistance, Relocation and Real Property Acquisition" as follows:

1. Payment, including reimbursement for reasonable out-of-pocket expenses incurred in connection with the relocation, including the cost of moving to and from the housing and any increase in monthly rent or utilities; and
2. Relocation advisory services, including advance notice of the date and approximate duration of relocation, the location of suitable, decent, safe and sanitary dwellings, the terms and conditions under which the tenant may lease/occupy such dwelling, and the provisions for payment of reasonable expenses.

No displacement is anticipated; however, the City of Stillwater will work with the appropriate funding agency and implement the required procedures to address displacement and relocation if they occur.

Adopted this 7th day of February, 2022 by the Stillwater City Council.

William H. Joyce, Mayor

Attest:

Teresa Kadavy, City Clerk