

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION
ASSISTANCE PLAN UNDER SECTION 104 (d) OF THE HOUSING AND
COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED**

CITY OF LOCK HAVEN

The City of Lock Haven 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, as described in 24 CFR Part 570.488 (c) (1).

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 City of Lock Haven will make public and submit to DCED the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate 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 unit as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate 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 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; and
7. Information demonstrating that any proposed replacement of housing 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 localities or the State's approved Consolidated Annual Performance and Evaluation Report (CAPER).

To the extent that the specific location of the replacement housing and other data item 4 through 7 are not available at the time of the application submission, the City of Lock Haven will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The City Planner is responsible for tracking the replacement of low/moderate income housing and ensuring that it is provided within the required period.

The City Planner is responsible for providing relocation payments and other relocation assistance to any low/moderate income person displaced by the demolition of any housing or the conversion of any low/moderate income housing to another use.

The City of Lock Haven will provide relocation assistance, as described in 570.488(c)(1), to each low/moderate income 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 assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Lock Haven will take actions to minimize the displacement of persons from their homes.

Measures to Minimize Displacement

It is the stated policy of the City not to carry-out activities assisted with CDBG funds that will result in the displacement of persons from their homes. CDBG funds will be used to assist activities that will result in the displacement of persons only as a last resort and only after it has been demonstrated that economic factors, sound planning, and environmental considerations indicate that not to proceed with the activity will have a negative impact on the City's overall CDBG program. The relocation assistance standards requiring the City to provide substantial levels of assistance to persons displaced by HUD assisted programs constitutes the most effective antidisplacement policy.

The City will proceed with a project involving the displacement of persons only after consultation with various City and County agencies as well as DCED and upon a determination that such action is in the best interest of the City and the CDBG Program.

Adopted by Lock Haven City Council on October 20, 2014.

No changes to the Plan adopted in 2014 are proposed for 2016.

