

**CITY OF MOORHEAD  
RESIDENTIAL ANTIDISPLACEMENT AND  
RELOCATION ASSISTANCE PLAN – COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM**

Pursuant to the Housing and Community Development Act of 1974, as amended (HCD Act), and 24 CFR Part 570, and the Cranston-Gonzalez National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992, the City of Moorhead (City) Community Development Block Grant Program will be implemented to minimize direct and indirect displacement of tenants and owners from their residences. Assisted activities must be structured to avoid displacement to the greatest extent possible.

*Minimizing Displacement*

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

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.

*Local Agency Anti-displacement and Relocation Assistance Plan*

When CDBG assistance is utilized for an activity, which results in displacement, the City will submit an Anti-displacement and Relocation Assistance Plan, consistent with policy, detailing how relocation assistance will be provided. Assistance will comply with acquisition and relocation requirements of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (URA), as amended, and implementing regulations at 49 CFR 24. Documentation of provided assistance must be maintained to demonstrate compliance. These requirements must be met regardless of the actual funding source for the relocation assistance.

*Replacement of Lower-Income Affordable Housing*

The City of Moorhead will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under (Community Development Block Grant (CDBG)). The City will ensure that replacement units will be affordable to lower-income households for a period of 10 years from the time of occupancy by developer agreement, low income housing tax credit requirements, deed restrictions and/or restrictive covenants.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Moorhead to provide funds for a project that will directly result in demolition or conversion, the City of

Moorhead will make public by placing an ad in the City's official newspaper and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing 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 bedrooms and location on a map of the replacement housing that has been or will be provided;
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
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 approved Five-Year Consolidated Plan.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, the City of Moorhead 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 Neighborhood Services Division of the City of Moorhead, 218-299-5434, is responsible for tracking the replacement of lower income housing and ensuring that it is provided within the required period.

#### *Relocation of Lower-income Households From Affordable Housing*

Relocation assistance will be provided in accordance with the HCD Act at section 104(d), and as stipulated in 24 CFR 507.606©(2), to each lower income household displaced by demolition or conversion of a lower-income affordable dwelling unit to a use other than as a lower-income affordable dwelling unit as the result of an assisted activity. In complying with this provision, relocation assistance may exceed the amount of assistance as prescribed under the URA.

The Neighborhood Services Division of the City of Moorhead, 218-299-5434, 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.

#### *Definitions*

**Lower-income affordable unit** is a unit having a market rent, including utility costs paid by the occupant, which does not exceed the applicable Fair Market Rent (FMR) for existing housing and moderate rehabilitation as established under the Section 8 existing housing program. An analysis must be completed to determine the market rent for each affected property. This provision pertains to all rental and non-rental residential properties.

**Occupied dwelling unit** is a unit that is lawfully occupied.

**Vacant occupiable dwelling unit is:**

1. A dwelling unit which meets Section 8 Housing Quality Standards (HQS) (regardless of how long it has been vacant); or
2. A vacant unit that is in substandard condition that is suitable for rehabilitation (regardless of how long it has been vacant); or
3. A dilapidated unit, not suitable for rehabilitation which has been occupied (except by squatters) within three months before the execution of the agreement leading to demolition between the funds recipient and the property owner.

**Lower-income household** is a household where total income does not exceed the Section 8 lower income limit (80% of area median) as established by HUD.

**Standard condition** dwelling unit is a unit which meets HUD Section 8 HQS with no major defects in the structure and only minor maintenance is required. Such a dwelling will have the following characteristics: reliable roofs, sound foundations, adequate and stable floors, walls and ceilings, surfaces and woodwork that are not seriously damaged nor have pain deterioration, sound windows and doors, adequate heating, plumbing and electrical systems adequate insulation, and adequate water and sewer systems, and not overcrowded (defined in Moorhead City Code 10-2-2).

**Substandard condition** dwelling unit is a unit that does not meet HUD Section 8 HQS which includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. In addition, the dwelling may be overcrowded (defined in Moorhead City Code 10-2-2).

**Substandard but suitable for rehabilitation condition** dwelling unit, at a minimum, is a dwelling unit that does not meet HQS with some of the same features as a “substandard condition” dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A “substandard but suitable” dwelling unit however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.