



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



DATE: February 24, 2012
BOARD MEETING DATE: March 13, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Duane Bay, Director, Department of Housing

SUBJECT: Approval of the Residential Anti-Displacement and Relocation Assistance Plan

RECOMMENDATION:

Adopt a Resolution approving the Residential Anti-Displacement and Relocation Assistance Plan.

BACKGROUND:

HUD requires local jurisdictions that receive annual allocations of funds under Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant (formerly Emergency Shelter Grant) to adopt an anti-displacement and relocation plan covering federally funded activities that may displace residents from their homes. Through the five-year Consolidated Plan and Annual Action Plans, local jurisdictions must certify on an annual basis that they will comply with their locally adopted Anti-Displacement and Relocation Assistance Plan.

DISCUSSION:

The subject Residential Anti-Displacement and Relocation Assistance Plan represents an update of the existing plan, on file and in place since the early 1990s. The new Plan reaffirms the need to apply federal relocation law for displaced persons that includes both the Uniform Relocation Act (URA) and Section 104(d) of the Housing and Community Development Act. URA applies to persons of all income groups displaced by any federally-funded activity. Section 104(d) only applies to low-income individuals displaced under certain circumstances by specifically CDBG and/or HOME, and allows those displaced the option of choosing benefits under URA or 104(d). Moreover 104(d) requires one-for-one replacement of any low income unit removed from the market.

Federal relocation provisions are very complex and therefore the County's Anti-Displacement and Relocation Assistance Plan is written deliberately in more general terms in accordance with the HUD guidelines. The County's policy is to for developers funded with CDBG/HOME to secure knowledgeable relocation consultants to assist in

any relocation activities.

The Resolution and Residential Anti-Displacement and Relocation Assistance Plan have been reviewed and approved by County Counsel.

Approval of this Plan contributes to the Shared Vision 2025 outcome of a Livable Community through a renewed commitment to complying with HUD anti-displacement and relocation requirements in administering federal funds to assist in the development of housing and community development projects.

Measure	FY 2010-11 Actual	FY 2011-12 Projected
No. of County-funded housing units developed and occupied	69	122

FISCAL IMPACT:

There is no Net County Cost incurred in connection with approval of this Plan.

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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**RESOLUTION APPROVING THE RESIDENTIAL ANTI-DISPLACEMENT AND
RELOCATION ASSISTANCE PLAN**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions receiving annual allocations of funding under the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant (formerly Emergency Grant) Programs to adopt a residential anti-displacement and relocation plan; and

WHEREAS, through the five-year Consolidated Plan and Annual Action Plan submissions to HUD, the County has certified that it will administer the HUD funding in compliance with a locally adopted anti-displacement and relocation requirements; and

WHEREAS, the subject Plan is an update of the existing plan, on file and in place since the early 1990s; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance an updated Anti-Displacement and Relocation Plan;

NOW, THEREFORE, IT IS HEREBY RESOLVED that this Board of Supervisors accept and approve the Plan in conformance with certifications submitted to HUD as part of the Consolidated Plan and Annual Action Plans.

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COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



DATE: January 30, 2012
BOARD MEETING DATE: February 28, 2012
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Duane Bay, Director, Department of Housing

SUBJECT: Approval of the Residential Anti-Displacement and Relocation Assistance Plan

RECOMMENDATION:

Adopt a Resolution authorizing acceptance and approval of the Residential Anti-Displacement and Relocation Assistance Plan.

BACKGROUND:

HUD requires local jurisdictions that receive annual allocations of funds under Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant (formerly Emergency Shelter Grant) to adopt an anti-displacement and relocation plan covering federally funded activities that may displace residents from their homes. Through the five-year Consolidated Plan and Annual Action Plans, local jurisdictions must certify on an annual basis that they will comply with their locally adopted Anti-Displacement and Relocation Assistance Plan.

DISCUSSION:

The subject Residential Anti-Displacement and Relocation Assistance Plan represents an update of the existing plan, on file and in place since the early 1990s. The new Plan reaffirms the need to apply federal relocation law for displaced persons that includes both the Uniform Relocation Act (URA) and Section 104(d) of the Housing and Community Development Act. URA applies to persons of all income groups displaced by any federally-funded activity. Section 104(d) only applies to low-income individuals displaced under certain circumstances by specifically CDBG and/or HOME, and allows those displaced the option of choosing benefits under URA or 104(d). Moreover 104(d) requires one-for-one replacement of any low income unit removed from the market.

Federal relocation provisions are very complex and therefore the County's Anti-Displacement and Relocation Assistance Plan is written deliberately in more general terms in accordance with the HUD guidelines. The County's policy is to for developers funded with CDBG/HOME to secure knowledgeable relocation consultants to assist in any relocation activities.

Approval of this Plan contributes to the Shared Vision 2025 outcome of a Livable Community through a renewed commitment to complying with HUD anti-displacement and relocation requirements in administering federal funds to assist in the development of housing and community development projects.

Measure	FY 2010-11 Actual	FY 2011-12 Projected
No. of County-funded housing units developed and occupied	69	122

FISCAL IMPACT:

There is no Net County Cost incurred in connection with approval of this Plan.