

DISPLACEMENT PLAN
Community Development Block Grant
HOME Investment Partnerships Program
Housing Trust Fund Program
COUNTY OF HAWAI'I

The County of Hawai'i, through its Office of Housing and Community Development (OHCD), is required to minimize displacement of persons as a result of activities assisted with the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), the Housing Trust Fund Program (HTF), and other required Federal funded programs. In addition, the OHCD must provide reasonable benefits to any persons involuntarily and permanently displaced as a result of the use of CDBG, HOME or HTF funds to acquire, demolish, or rehabilitate property. This requirement applies to all such displacement resulting from CDBG, HOME or HTF assisted acquisition, demolition or rehabilitation of non-residential as well as residential property.

In order to comply with this requirement, the County of Hawai'i must develop a written displacement plan which outlines the approach the County will take to minimize displacement, describes the specific actions the County will take to discourage displacement, defines displacement, and describes the monetary and non-monetary assistance that will be provided to displaced persons. This is to serve as the Plan.

To minimize displacement, the OHCD has developed a system to rate potential projects to be funded with CDBG, HOME and HTF funds. The rating system is designed, among other things, to select projects with a minimum number of problems and to minimize displacement and relocation as much as possible. If no displacement is involved, the project may be assigned the maximum number of points. However, if displacement or relocation is involved, the OHCD requires the applicant to submit a relocation plan that complies with the Uniform Relocation Assistance and Real Property Acquisition Act (URA), as described in 49 CFR Part 24. If a plan is not submitted, the project proposal may be determined ineligible for funding. The points assigned to the project may also be reduced according to the degree of displacement (i.e. whether an alternative location is found for displaced persons, etc.). The OHCD ranks all the eligible project proposals and the projects with the highest number of points are then recommended for funding.

Any agency or organization applying for and utilizing CDBG, HOME or HTF funds for acquisition, demolition, and/or rehabilitation causing displacement of persons is informed of its requirement and compliance with the current URA, as amended. The regulations define displacement and describe the monetary and non-monetary assistance that will be provided to displaced persons. The County will ensure compliance to the regulations by inserting a provision in the agreement executed between the County and agencies for the use of the CDBG, HOME or HTF funds.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN
Section 104(d) of the Housing and Community Development Act of 1974, as Amended
Community Development Block Grant
HOME Investment Partnerships Program
COUNTY OF HAWAI'I

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared by the County of Hawai'i in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to Community Development Block Grant (CDBG) and/or HOME Investment Partnerships Program (HOME) assisted projects.

Section 104(d) requirements are designed to ensure that federal funds do not reduce the supply of low and moderate-income dwelling units. The County of Hawai'i, through its Office of Housing and Community Development (OHCD), will ensure that occupied and vacant occupiable low and moderate-income dwelling units demolished or converted to a use other than as low and moderate-income housing in connection with a CDBG or HOME-assisted activity must be replaced on a one-for-one basis with comparable low and moderate-income units.

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 such demolition or conversion, the County of Hawai'i will make public and submit to HUD Honolulu Field Office 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 and 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 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 and moderate-income dwelling unit for at least ten years from the date of initial occupancy.
7. Justification, if applicable, for replacing larger units with smaller ones.

The County of Hawai'i will ensure relocation assistance, as described in 24 CFR 42.350, to each low and moderate-income household displaced by the demolition of housing or by the conversion of a low and moderate-income dwelling to another use as a direct result of CDBG or HOME funded activities.

Consistent with the goals and objectives of activities assisted under the Act, the County of Hawai'i will take the following steps:

1. To minimize the displacement of persons from their homes:
 - a. Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first, then move tenants in before starting rehabilitation on occupied units or buildings.
 - b. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
2. To assist displaced persons to remain in their present neighborhood:
 - a. Provide lower-income housing in the neighborhood through HUD housing programs, purchase units as is, rehabilitate vacant units, or construct small multi-family buildings or row housing.
 - b. Give priority in assisted housing units in the neighborhood to area residents facing displacement.
 - c. Target Federal Section 8 existing program certificates or vouchers to households being displaced and recruit area landlords to participate in the program.
 - d. Provide counseling and referral services to help displaced persons find alternate housing in the neighborhood.
 - e. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.
3. To otherwise mitigate adverse effects of displacement:
 - a. Take various actions to assist in the provision of assisted housing for lower income persons, such as land banking, property acquisition, solicitation of developers, etc.
 - b. Use of CDBG or HOME funds to pay moving costs and provide relocation payments, or require private developers to provide compensation to persons displaced by development activities.
 - c. Give displaced persons priority in obtaining subsidized housing units.