



City of Jacksonville (COJ) Residential Anti-Displacement and Relocation Assistance Plan (RARAP) for CDBG-DR Programs

I. Introduction

The City of Jacksonville makes every effort to minimize the direct and indirect displacement of families and individuals from their homes and neighborhoods because of federally assisted activities. The City has prepared its RARAP has been prepared in accordance with Florida Commerce’s DEO Residential Anti-Displacement and Relocation Assistance Plan, which follows section 104(d) of the HCDA, as amended, 42 U.S.C. 5304(d), and HUD regulations at 24 CFR. 42.325, as amended by applicable waivers.

This policy aims to minimize the displacement of residents of Duval County as a result of project activity funded through CDBG-DR funds and any grant awards which may be allocated in the future. A person is “displaced” if they are required to move as direct result of the government’s acquisition of the property or the government’s rehabilitation or demolition of the property, provided the person did not voluntarily enter into negotiations with the government to sell the property or assist with the rehabilitation or demolition (per 49 CFR. 24.2(a)(9)). A person can be temporarily displaced if the conditions of their move meet this but they have the ability to return within twelve (12) months.

II. Policy to Minimize Displacement

COJ plans to minimize displacement of persons or entities and assist persons or entities displaced as a result of implementing a project with CDBG-DR funds. Should any projects cause displacement, COJ will follow the Uniform Relocation Assistance (URA) and the Real Property Acquisition Policies Act to ensure tenants are relocated to safe and sanitary locations.

The RARAP serves as a supplement to the acquisition and relocation requirements stated in the URA. In the event of a voluntary buyout, when homeowners or tenants are located in a flood plain to prevent future loss, policies and procedures are implemented to ensure the population is relocated into areas outside the flood plain and afforded the full benefits of the URA as eligible.

III. Steps to Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, COJ may take the following steps to minimize the direct and indirect displacement of persons from their homes. Applicability of items on

this checklist is dependent on the specific CDBG-DR program's objectives and related feasibility of each action.

- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation;
- Where feasible, rehabilitate housing, as opposed to demolition, to avoid displacement.
- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Establish or utilize approved local counseling centers to provide homeowners and tenants with assistance understand their options and implement their choices in the face of displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable "dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project to avoid displacement that is unnecessary.

IV. Policy on Relocation Assistance

As applicable, and in compliance with the URA and COJ policies and procedures, all displaced persons and non-displace tenants who are required to relocate temporarily will receive advisory serves, reasonable and eligible moving expenses, and replacement housing assistance.

For CDBG-DR Housing Repair Programs, homeowners may qualify for optional relocation assistance only if they must vacate the storm-impacted property during program-sponsored construction and are unable to acquire temporary housing due to demonstrable hardship. Homeowners who are not residing in the storm-impacted property for any other reason other than program-sponsored construction are not eligible for optional relocation assistance. The HRP may only provide temporary relocation assistance on an extremely limited basis to applicants experiencing demonstrable hardship, and as a last resort for homeowners to secure temporary housing during program-sponsored construction. Applicants who must temporarily vacate the storm-damaged property for construction activities sponsored by the HRP are not considered displaced persons, (see 49 CFR 24.2(a)(9)(ii)(E) or (H)), and as such, are not entitled to relocation assistance benefits under URA.