

## **RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

This Residential Anti-displacement and Relocation Assistance Plan is prepared by the New York State Homes and Community Renewal in accordance with the Housing and Community Development Act of 1974, as amended (the "Act") and HUD regulations at 24 CFR 42.325 and is applicable to our Community Development Block Grant (CDBG), federal Housing Trust Fund (FHTF), and HOME Investment Partnerships Program ("HOME") assisted programs and projects.

### **Minimize Displacement**

Consistent with the goals and objectives of activities assisted under the Act, DHCR will implement policies to minimize the direct and indirect displacement of persons (families, individuals, businesses, not-for-profit organizations and farms) from their homes and neighborhoods as a result of assisted activities including:

- Encouraging its development partners to stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Assisting its development partners with locating facilities to house persons who must be relocated temporarily during rehabilitation by offering vacant units in other DHCR regulated properties in the immediate area, if any.
- Supporting local efforts to enact tax assessment policies which reduce the impact of potentially increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Where feasible, giving priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- Where feasible, allowing for demolition or conversion of only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305) or structures that have not been used for residential purposes.
- Targeting only those properties deemed essential to the need or success of the project.