

CITY OF SANTA CLARITA

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Santa Clarita (City) seeks to avoid the displacement of low- and moderate-income households when implementing projects which use federal funds such as Community Development Block Grants, state funds such as HOME funds, or local funds such as Redevelopment Agency Housing funds. In cases where other options are not available, and the displacement of low- and moderate-income households is unavoidable, the City will follow the relocation policies set forth in Uniform Relocation and Property Acquisition Act (Act) located at 49 CFR, part 24 and the polices set forth in section 104 (d) of the Housing and Community Development Act of 1974 as applicable.

The City of Santa Clarita will replace all occupied and vacant occupy-able lower-income housing demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the programs listed above. 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 to provide funds for a project that will directly result in demolition or conversion, the City will make public by publication in a newspaper of general circulation, 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 the lower-income housing that will be demolished or converted to a use other than 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 ten years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units, (e.g., a two-bedroom unit with two, one-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a difference size is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan.

RESIDENTIAL ANTI-DISPLACEMENT
AND RELOCATION ASSISTANCE PLAN
Page 2

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 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 City of Santa Clarita's Administrative Services Department, (661) 286-4068, is responsible for tracking the replacement of lower-income housing and ensuring that it is provided within the required period and 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.

Consistent with the goals and objectives of activities assisted under the Act, the City 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.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower-income owner-occupants or tenants in revitalizing areas.