

CITY OF ALAMEDA

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Section 104 (d) of the Housing and Community Development

Act of 1974, as Amended

The City of Alameda will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing in connection with an activity assisted with funds provided under the National Affordable Housing Act and/or Housing and Community Development Act of 1974, as amended. 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 of Alameda to provide funds for an activity that will directly result in demolition or conversion, the City of Alameda will make public and submit to the HUD Field Office the following information in writing:

1. A description of the proposed assisted activity;
2. The location on a map and the number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activities;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City of Alameda will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs analysis contained in the HUD-approved Consolidated Plan.

The City of Alameda will provide relocation assistance, as described in 24 CFR 42 to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low/moderate-income dwelling to another use in connection with an assisted activity.

Households may elect Uniform Relocation Act Assistance (49 CFR 24, in lieu of the assistance described at 24 CFR 42.

Consistent with the goals and objectives of activities assisted under the Act, the City of Alameda will take the following steps to minimize the displacement of persons from their homes:

1. When considering the allocation of HOME and/or CDBG funds, the City will seek alternative projects and/or sites if proposed activities are likely to result in displacement.
2. The City will minimize displacement through its Rent Review Advisory Committee, which hears complaints regarding rental increases and helps tenants and landlords develop agreements that avoid the need for tenants to relocate. The City will provide technical assistance and support to help relocate structures slated for abandonment or demolition, thereby minimizing displacement of low/moderate-income persons.
3. The City will evaluate the applicability and opportunity for use of State and Federal funds to preserve and expand affordable housing opportunities to avoid homelessness. The Social Service Human Relations Board assesses needs and makes recommendations for the provisions of social services, including homeless and housing services that help low/moderate-income households avoid displacement.

**Voluntary Relocation Assistance for Owner-Occupants
Temporarily Affected by
Residential Rehabilitation Program Activities**

The City’s Development Services Department offers residential rehabilitation assistance, including lead hazard remediation, only to benefit low- and moderate-income households. Lead-based paint hazard remediation and certain other rehabilitation activities may require dwelling units, or the affected portion, to be vacated to protect occupants’ health and safety. Tenants receive mandatory relocation assistance under the Uniform Relocation Act (URA) and HCDA Section 104(d) in accordance with the City’s Residential Anti-displacement and Relocation Assistance Plan, which also covers owners in cases of acquisition. However, temporary relocation of owner-occupant households during residential rehabilitation is not required under either the URA or Section 104(d). Therefore, the City has chosen to offer relocation assistance at URA-comparable levels, as outlined below, to owner-occupants affected by such residential rehabilitation activities.

Relocation assistance activities may be conducted by City staff or through contracts with other agencies. Costs of temporary relocation will be considered project costs and will be charged to the appropriate loan and/or grant. Alameda vendors will be used when feasible. Recommended relocation assistance, including that covered by number 6 below, will be included in the project memorandum for approval by members of the Loan Panel.

Assistance may include:

1. Reasonable advance written notice of the date and approximate duration of the planned temporary move, and assistance to be provided.
2. If the complete dwelling unit, kitchen, or all bathroom facilities must be vacated, overnight accommodations will be provided at an Alameda motel, per the terms and conditions of the motel purchase order for services. When feasible, a kitchenette and/or suite of rooms will be used rather than standard motel rooms. The cost of the accommodations and local telephone calls will be paid directly to the motel; all other charges billed to the room(s) will be the responsibility of the relocated client. If the owner-occupant household prefers accommodations with relatives or friends, all other assistance will be provided but there will be no “accommodations” allowance.
3. A household Per Diem Allowance* will be provided for relocation-associated food, laundry, transportation and miscellaneous costs based on the following amounts per day:

HOUSEHOLD MEMBER	PER DIEM RATE
18 Years or Older	\$20.00 each
13 – 17 Years	\$15.00 each
0 – 12 Years	\$10.00 each

*Based on Alameda County Per Diem Allowance Rates

At the discretion of the project manager, part of the Per Diem Allowance may be advanced at the beginning of, and/or paid in installments throughout, the temporary relocation.

Household pets may be boarded per the terms and conditions of the kennel purchase order for services. Vaccinations or other veterinary care required for admission to the kennel will be the responsibility of the client.

4. Clients may receive payment for moving and related expenses through

EITHER:

- **Reimbursement of Actual Expenses** that are reasonable and necessary, including packing, moving, storage, and unpacking of personal property, insurance for the replacement value of the property in connection with the move and storage (or replacement value of property lost, stolen or damaged if insurance is not reasonably available), and disconnecting and reinstalling household appliances as needed.

OR

- **Receipt of a Fixed Payment** based on the U.S. Department of Transportation schedule for California. The client may choose to receive a set payment based on the number of rooms (including affected basement(s) and outbuilding(s) but not counting the kitchen or bath(s)) in the dwelling unit:

Number of Rooms of Furniture	1	2	3	4	5	6	7	8	Each Add'l Room
Payment	\$575	\$750	\$925	\$1100	\$1325	\$1550	\$1775	\$2000	\$200

5. If there are unusual circumstances, the project manager may recommend additional relocation assistance for the client.
6. The schedules provided herein for Per Diem Allowance and Fixed Payment for moving and related expenses may be adjusted periodically to conform to local, State, and/or Federal standards.

Adopted February 21, 1989
Amended April 19th 2005