

# RESIDENTIAL ANTIDISPLACEMENT & RELOCATION ASSISTANCE PLAN (RARAP)

City of Norwalk, CT

May 2015

Prepared by: **Norwalk Redevelopment Agency**  
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## **Residential Antidisplacement and Relocation Assistance Plan**

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared by the City of Norwalk (the “City”) 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 our CDBG<sup>1</sup> assisted projects. The Plan outlines reasonable steps which the City of Norwalk will take to minimize displacement and ensure compliance with all applicable federal and state relocation requirements in regards to CDBG assisted projects.

The RARAP is not applicable to the City’s code enforcement activities. There is a separate Relocation Plan, administered by the Department of Health’s Relocation Officer, for code enforcement activities.

### **Minimize Displacement**

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

- Refer people to counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert 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)).
- Target only those properties deemed essential to the need or success of the project.
- Administer the CDBG program in such a manner that careful consideration is given during the planning phase to avoid unnecessary displacement or relocation.
- Take all reasonable precautions to minimize the disruptive impacts of possible relocation activities.
- CDBG-assisted programs will be structured so that only vacant, dilapidated units or occupied units in poor condition will be considered for demolition or repair.
- In the event there is a CDBG-funded code enforcement program, it will be coordinated with rehabilitation and housing assistance programs

### **Relocation Assistance to Displaced Persons**

The City of Norwalk will provide relocation assistance for lower-income (80% of area median income as established by HUD) tenants who, in connection with an activity assisted under the CDBG program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit

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<sup>1</sup> CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24. Persons to be displaced from a home will receive a minimum of 90-days written notice to vacate.

### **One-for-One Replacement of Lower-Income Dwelling Units**

The City of Norwalk will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG program in accordance with 24 CFR 42.375.

Before entering into a contract committing the City of Norwalk to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City will make public by providing notice in *The Hour* daily newspaper that such information is available on the Norwalk Redevelopment Agency's webpage of the City of Norwalk's website and submit to HUD, a One-for-One Replacement Plan that contains 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 lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units 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 lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided
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 lower-income dwelling unit for at least 10 years from the date of initial occupancy
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Norwalk will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

**Replacement Not Required Based on Unit Availability**

Under 24 CFR 42.375(d), the City of Norwalk may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

**Contacts**

The Norwalk Redevelopment Agency is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The Norwalk Redevelopment Agency is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

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