

**ORANGE COUNTY CDBG-DR
RESIDENTIAL ANTI DISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) prepared by the Orange County Housing and Community Development Division is applicable to activities carried out under Orange County's Hurricane Ian (DR-4673-FL) Action Plan and Hurricane Milton (DR-4834-FL) Action Plan, as amended, and integrates the alternative requirements and waivers established in the HUD Allocation Announcement Notices FR-6393-N-01 and FR-6512-N-01, Consolidated Notice, and HUD Universal Notice (90 FR 1754, as amended). As required by section 104(d)(1) and (2) of the Housing and Community Development Act (HCDA) and 24 CFR 42.325, CDBG program regulations, Orange County certifies that the County has in effect and is following this RARAP as it pertains to CDBG-DR funds.

Orange County affirms that the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and implementing regulations at 49 CFR Part 24 apply to any CDBG-DR-assisted acquisition, rehabilitation, or demolition activities funded under Orange County's Action Plans that directly results in real property acquisition or displacement. This RARAP is separate from a project-specific relocation plan pursuant to URA planning requirements.

Consistent with waivers granted in the HUD Allocation Announcement Notices, Consolidated Notice, and Universal Notice, enhanced relocation assistance payments otherwise required under Section 104(d) are waived for CDBG-DR activities under both the Hurricane Ian and Hurricane Milton grants. Section 104(d) one for one replacement housing requirements are not waived. Displaced persons remain eligible for relocation assistance at URA levels. Orange County may provide optional relocation assistance pursuant to 24 CFR 570.606(d), which will be applied uniformly within classes of displaced persons, include reasonable accommodation for persons with disabilities, and document the need for assistance in program policies and case files.

Orange County has reviewed all proposed CDBG-DR programs to assess whether implementation may result in real property acquisition or temporary or permanent displacement of individuals, households, businesses, nonprofit organizations, or farms. This assessment is based on the nature, location, and scope of activities described in the Action Plans. Below is a relocation risk assessment based on the published Action Plans and amendments.

Assessment of Potential Displacement and Relocation by Program	
Program	Relocation Risk Assessment
Homeowner Housing Rehabilitation and Reconstruction	Activities under this program include repair, rehabilitation, reconstruction, elevation, and mitigation of owner-occupied housing damaged by Hurricanes Ian and Milton. Certain activities such as substantial rehabilitation or elevation may require tenants to relocate temporarily during construction. Permanent displacement is unlikely, and owner-occupants are not eligible for relocation assistance under the URA. In cases with any tenant, Orange County will take reasonable steps to minimize

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	displacement impacts, including limiting the duration of temporary relocation and providing appropriate temporary housing assistance in accordance with the URA.
Rental Housing Rehabilitation Program	This program assists nonprofit organizations and public housing authorities with the repair or replacement of affordable rental units damaged by Hurricanes Ian and Milton. Depending on the scope of work, including whether units are uninhabitable during rehabilitation or whether demolition and new construction are required, temporary or permanent displacement of tenants may occur. Orange County recognizes that rental rehabilitation activities have a higher likelihood of triggering relocation requirements and will ensure that any displacement is carried out in compliance with URA requirements. Enhanced relocation benefits under Section 104(d) are waived as permitted by the Universal Notice; however, baseline URA protections remain applicable.
Temporary Rental Assistance Program	Eligible activities are designed to support households experiencing housing instability while participating in housing rehabilitation programs. This program does not involve property acquisition, rehabilitation, or demolition and therefore does not cause displacement. Rather, this program supports the RARAP to address temporary relocation needs that may arise under other housing programs.
New Affordable Housing Construction Program	This program funds the construction of new affordable homeownership and rental units, including housing for vulnerable populations and affordable housing preservation. Any acquisition of real property will likely be of vacant land. Relocation is not anticipated as a program-wide outcome; however, displacement could occur on a project-specific basis if land acquisition involves occupied properties. Site selection and project design will prioritize avoidance of displacement to the extent feasible.
Infrastructure and Public Facilities Program	This program includes stormwater, sewer, drinking water, emergency shelters, public facility rehabilitation, and broadband improvements. These activities are expected to occur within public rights-of-way or publicly owned sites and therefore are unlikely to result in displacement. However, in limited circumstances acquisition of occupied private property may be necessary for stormwater improvements. In such cases, Orange County will assess applicability of URA acquisition and relocation requirements on a project-by-project basis.
Mitigation Set-Aside Activities	Mitigation activities are intended to reduce future disaster risk through resilience and flood-mitigation projects. While relocation is not anticipated for many mitigation activities, certain projects may involve rehabilitation, demolition, or acquisition of real

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	property that could result in displacement. Orange County will assess mitigation projects individually to determine relocation impacts and will apply URA requirements and RARAP provisions where applicable.
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Non-Displacing Activities	
Public Services	Public services such as housing counseling, job training, and other supportive services do not involve physical construction, rehabilitation, demolition, or acquisition of real property. These activities will not result in displacement.
Planning Activities	Planning activities include studies, data analysis, and program design. These activities do not involve physical development and therefore will not result in displacement.
Administration	Administrative activities related to grant management and oversight do not involve real property impacts and will not result in displacement.

There no buyout activities planned in the County's Action Plans. In the event an Action Plan is amended in the future to include a voluntary buyout program, the County will develop policies and procedures to ensure that households are relocated into areas outside of a floodplain, and eligible beneficiaries receive full benefits as eligible under the URA. Homeowners who choose to participate in a voluntary buyout are not eligible for URA benefits. However, the County may allocate funding for other eligible activities, such as housing incentives, to help homeowners secure suitable housing in lower-risk areas.

Based on programs and eligible activities identified in the Action Plans, the County does not anticipate permanent displacement. All program policies with displacement potential will include required relocation content. Programs without displacement potential will state that displacement does not apply. As specific projects are developed and implemented, the County will assess displacement risk and take all reasonable steps to minimize displacement hardships and ensure that any required relocation assistance is provided in accordance with URA requirements and the County's RARAP. Should future Action Plan amendments introduce new activities with displacement potential, Orange County will update its policies and procedures accordingly.

Minimize Displacement

Consistent with the goals and objectives of activities under the Action Plans, the County will take the following steps to provide oversight and compliance monitoring to ensure all subrecipients, contractors, or developers minimize the direct and indirect displacement of persons from their homes, which will apply to both, property owners and tenants, and which will be implemented by subrecipients, contractors, and/or developers.

- Program design minimizes displacement by emphasizing owner-occupied rehabilitation, thereby reducing the likelihood that activities will trigger the URA.
- Acquisition, where necessary, is expected to primarily involve vacant land or unoccupied

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sites. Site selection and project design will prioritize avoidance of displacement to the maximum extent feasible.

- The County will evaluate the potential for relocation or displacement during project planning and prior to implementation of any activity identified in the Action Plans, as amended.
- Where potential displacement is identified, the County will address relocation requirements through program-specific policies and procedures and may require a project-specific relocation plan as a condition of funding.
- When temporary relocation is required during rehabilitation, the County will arrange for suitable temporary housing and provide advisory services to affected households.
- Where multifamily rehabilitation is undertaken, the County will stage construction to allow tenants to remain in place when feasible, beginning work in vacant units first.
- CDBG-DR funds may not be used to support any Federal, state, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for public use.

Relocation Assistance to Displaced Persons

Relocation determinations are made project-by-project for both disasters. When displacement cannot be avoided, the County will identify appropriate funding sources and budgets for at the project level and provide assistance in accordance with the URA, as modified by waivers.

Relocation assistance will be provided to eligible displaced persons who are required to move permanently or to move personal property as a direct result of demolition, rehabilitation, or acquisition associated with a CDBG-DR-assisted activity.

Vulnerable populations will receive additional consideration when relocation is unavoidable, and reasonable accommodations will be provided. Temporary or permanent relocation housing must meet applicable accessibility requirements under the Fair Housing Act and Section 504 of the Rehabilitation Act. Orange County has examined its staff capacity and administrative systems to assess projects for relocation applicability and will verify each project budget includes sufficient financial resources and contingency reserves for the scope of any required relocation and advisory services.

The type and amount of assistance will be determined on a case-by-case basis and will be consistent with URA requirements and applicable federal waivers. For households temporarily relocated during rehabilitation, the County will ensure temporary housing and advisory services are provided. Any optional relocation assistance provided to homeowners who are not otherwise eligible under the URA will be established through program policies and applied uniformly, as appropriate. Acquisition of real property for infrastructure or public facilities will comply with the applicable URA acquisition standards. If a CDBG-DR-assisted activity results in the demolition or conversion of a lower-income dwelling unit, the County will replace the unit in accordance with 24 CFR Part 42 as required.

These measures are designed to minimize the adverse impacts of displacement in the instances in which it cannot be prevented.

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

The County will replace all occupied and vacant occupiable lower-income dwelling units that have been demolished or converted to a use other than lower-income housing in accordance with 24 CFR 42.375.

Before entering into a contract committing the County to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the County will make public by advertising in a newspaper of general circulation and post on the County's website and submit to the HUD Jacksonville Field Office 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 is designated to 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 Action Plans 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 County will identify the general location of such dwelling units on a map and complete the submission requirements as soon as the specific data is available. Should the County leverage funds from other federal programs, such as CDBG and HOME, for new affordable housing construction activities using CDBG-DR funds, the County will be required to follow the standard requirements of the URA and also of Section 104(d) regulations.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the County 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.

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Contact Information and Recordkeeping

The Orange County Housing and Community Development Division is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. Where acquisition or relocation may be required, the County will designate project-specific contacts responsible for providing relocation payments and other assistance to any displaced person. The Orange County Housing and Community Development Division will maintain detailed records and reporting systems to demonstrate compliance with HUD requirements. This RARAP is made available on Orange County's disaster recovery website, along with program-specific policies and procedures that reference or incorporate elements of this RARAP.