

MFA RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN 2018



**NEW MEXICO MORTGAGE FINANCE AUTHORITY
RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN 2018**

I. Policy Statement

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared by the New Mexico Mortgage Finance Authority (MFA) in accordance with the Housing and Community Development Act (Act) of 1974, as amended; and Housing and Urban Development (HUD) regulations at 24 CFR 42.325 and is applicable to MFA's CDBG and HOME-assisted projects.

II. Minimize Displacement

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

- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

III. Relocation Assistance to Displaced Persons

MFA, through its subgrantees, will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG or HOME programs, 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 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 outlined at 49 CFR Part 24.

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

In accordance with 24 CFR 42.375, in a project assisted with CDBG or HOME funds, MFA, through its subgrantees, will replace all occupied or occupiable lower-income dwelling units that are demolished or converted to a use other than lower-income housing.

MFA, through its subgrantees, will place a notice in a newspaper of general circulation before entering into any written agreement committing CDBG or HOME funds to a project resulting in the demolition or conversion of lower-income dwelling units. HUD will be notified of 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; and
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.

If the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of publication, MFA, through its subgrantees, will complete the disclosure and submission requirements and identify the general location of such dwelling units on a map as soon as the specific data is available.

V. Replacement Not Required Based On Unit Availability

Under 24 CFR 42.375(d), MFA, through its subgrantees, 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.

VI. Relocation Officer

MFA has appointed the reporting specialist as the Relocation Officer, who is responsible for: 1) ensuring compliance with regards to the requirements of the Act, 2) tracking the replacement of lower income dwelling units to ensure that they are provided within the required period, and 3) tracking 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.

Debbie Davis, Relocation Officer
New Mexico Mortgage Finance Authority
344 4th Street SW
Albuquerque, New Mexico 87102
505-843-6880

APPROVAL:



Isidoro R. Hernandez
Deputy Director of Programs

7/23/18

Date

