

**City of Escanaba**  
**Residential Anti-displacement and Relocation Plan under Section 104(d) of the**  
**Housing and Community Development Act of 1974, as amended.**

***Minimize Displacement***

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, the City of Escanaba will take the following steps to minimize the displacement of persons from their homes:

- A. Coordinate code enforcement with rehabilitation and housing assistance programs.
- B. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of mult-family buildings.
- C. Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
- D. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
- E. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- F. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- G. Adopt tax assessment policies such as deferred tax payment plans to reduce impact or rapidly increasing assessments on low income owner occupants or tenants in revitalizing areas.
- H. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

***Relocation Assistance to Displaced Persons***

The City of Escanaba will provide relocation assistance for lower-income 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 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.

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

The City of Escanaba will replace all occupied and vacant occupiable low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.488 (c) in Subpart I.

Before entering into a contract committing the City of Escanaba to provide funds for an activity that will directly result in demolition or conversion the City of Escanaba will make public by publication in the (Escanaba) Daily Press, a newspaper of general circulation within the city of Escanaba and submit to Grants Administration the following information in writing:

- A. A description of the proposed assisted activity;
- B. The location on a map and number of dwelling units by size noting the number of bedrooms

City of Escanaba Residential Anti-displacement and Relocation Plan

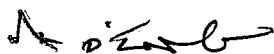
- C. that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activities;
- D. A time schedule for the commencement and completion of the demolition or conversion;
- E. The location on a map and the number of dwelling units by size and 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 [jurisdiction] will identify the general location on an area map and the approximate number of dwellings units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
- F. The source of funding and a time schedule for the provision of the replacement dwelling units;
- G. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least 10 years from the date of initial occupancy;
- H. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of lower income households in the jurisdiction.

To the extent that the specific location of the replacement units and other data in items D-G are not available at the time of the general submission, the City of Escanaba 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.

**Contacts**

Blaine DeGrave, Code Enforcement Official, (906) 786-9402 has been designated as the city official responsible for:

- tracking the replacement of housing and ensuring that it is provided within the required period and,
- responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 570.488 (c), to any lower income person displaced by the demolition of any dwelling unit or the conversion of a low and moderate income dwelling unit to another use in connection with an assisted activity.



March 28, 2017

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James V. O'Toole  
City Manager