

APPENDIX D

ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

(Plan Year April 1, 2012 – March 31, 2013)

The Montana Department of Commerce (MDOC) encourages applicants to design their project so as to displace as few persons as necessary to meet the goals and objectives of the state Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs and critical local community development needs.

MDOC will carefully consider any proposed displacement activities during application ranking.

When a proposed CDBG or HOME project could result in direct or indirect involuntary displacement of community residents (including businesses), the applicant must prepare a plan which describes the actions to be taken to assist such persons to remain in their neighborhoods when they prefer to provide equitable and reasonable benefits to those persons who will be involuntarily and permanently displaced. The adequacy of any displacement mitigation plan will be assessed by MDOC on the basis of:

- its responsiveness to displaced persons;
- the timeliness of the remedy; and
- the reasonableness of projected costs, including safeguards that will be established to assure prudent use of scarce public resources.

Grant recipients must replace on a one-for-one basis all occupied and vacant habitable low- and moderate-income dwelling units demolished or converted to a use other than as low- and moderate-income housing according to HUD (U.S. Department of Housing and Urban Development) regulations. The one-for-one replacement requirement will not apply if HUD finds there is an adequate supply of available, vacant low- and moderate-income dwelling units in standard condition in the area.

MDOC will require CDBG and HOME recipients to provide benefits to any person involuntarily and permanently displaced as a result of CDBG and/or HOME funded activities in accordance with requirements of the federal Housing and Community Development Act and HUD regulations.

MDOC will require all CDBG and HOME recipients to certify that they will comply with this residential anti-displacement and relocation assistance plan.