

**TO REPEAL AND READOPT THE CALVERT COUNTY, MARYLAND
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

WHEREAS, the Board of County Commissioners agrees to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), as amended, as implemented in 49 CFR Part 24; and the Housing and Community Development Act of 1974 ("HCD Act of 1974"), as amended, which includes the adoption of a Residential Anti-Displacement and Relocation Assistance Plan;

WHEREAS, the County Commissioners of Calvert County, Maryland (the "County Commissioners") is a unit of general local government receiving or expecting to receive CDBG funds, which requires adoption of a Residential Anti-Displacement and Relocation Assistance Plan;

WHEREAS, the County Commissioners adopted a Residential Anti-Displacement and Relocation Assistance Plan on October 25, 2011 and desires to repeal and readopt that Residential Anti-Displacement and Relocation Assistance Plan as set forth in Exhibit A hereto, incorporated herein by reference;

WHEREAS, after due notice, the County Commissioners conducted a public hearing on December 9, 2014 in order to hear public comments regarding the Residential Anti-Displacement and Relocation Assistance Plan; and

WHEREAS, after considering public input and staff comments and recommendations regarding this matter, it is determined that repeal of the 2011 and adoption of the Calvert County Residential Anti-Displacement and Relocation Assistance Plan attached hereto as Exhibit A is in the best interest of the citizens of Calvert County.

NOW, THEREFORE, BE IT RESOLVED that the "Calvert County, Maryland Residential Anti-Displacement and Relocation Assistance Plan" adopted October 25, 2011 is hereby **REPEALED** and that the "Calvert County, Maryland Residential Anti-Displacement and Relocation Assistance Plan" attached hereto as Exhibit A is hereby accepted and adopted by this Board of County Commissioners of Calvert County, Maryland.

BE IT FURTHER RESOLVED, by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Resolution is found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Resolution shall be enforceable and valid.

BE IT FURTHER RESOLVED, by the Board of County Commissioners of Calvert County, Maryland that this Resolution shall be effective upon recordation without publication of a fair summary.

DONE, this 9th day of December, 2014 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 5
Nay: 0
Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

Maureen L. Frederick, Clerk

Pat Nutter, President

Approved for form and legal sufficiency by:

Steven R. Weems, Vice-President

Gerald W. Clark

John B. Norris, III, County Attorney

Susan Shaw

Evan K. Slaughenhaupt Jr.

Received for Record... 12-12 2014
at 11:20 o'clock... M. Same day
recorded in Liber KPS No. 46
Folio 420 COUNTY COMMISSIONERS ORDINANCES AND RESOLUTION.

Handwritten signature of John B. Norris, III

**CALVERT COUNTY, MARYLAND
RESIDENTIAL ANTI-DISPLACEMENT AND
RELOCATION ASSISTANCE PLAN**

The Board of County Commissioners of Calvert County, Maryland will take every preventable action to minimize the involuntary displacement of persons or businesses when using federal funds received from the Maryland Community Development Block Grant funds as a source of funding in our projects. In the event that displacement occurs, The Board of County Commissioners of Calvert County, Maryland hereby agrees to comply with all requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”), as amended, as described in 49 CFR Part 24; and with the Housing and Community Development Act of 1974 (“HCD Act of 1974”), as amended, as described in 24 CFR Part 42. This Plan is adopted pursuant to 24 CFR §42.325. It does not delineate the relocation assistance available for nonresidential uses.

RELOCATION

The Board of County Commissioners of Calvert County, Maryland will provide relocation assistance as required under the URA to all persons or businesses displaced as a direct result of assisted activities. They shall be provided relocation benefits which, at a minimum, include:

- Relocation assistance planning and advisory services;
- Moving expenses;
- Referral to comparable replacement unit; and
- Replacement housing payments for 42 months.

Low and moderate income households displaced by the acquisition or demolition of housing or by the conversion or rehabilitation of low and moderate income dwelling to another use are entitled to additional benefits under the requirements of 24 CFR 42.350. These additional benefits include:

- Security deposits and credit checks,
- Referral to comparable replacement unit; and
- Replacement housing payments for 60 months.

Additionally, legal, low and moderate income tenants are also eligible for:

- Referral to at least one suitable, decent, safe and sanitary replacement dwelling unit. The Board of County Commissioners of Calvert County, Maryland shall advise tenants of their rights under the Federal Fair Housing Act, 42 U.S.C. §§ 3601—3619,, and of replacement housing opportunities in such a manner that, wherever feasible, they will have a choice between relocation within their neighborhood and other neighborhoods; and

- each person must be offered rental assistance equal to 60 times the amount necessary to reduce the monthly rent and estimated average monthly cost of utilities for a replacement dwelling

(comparable replacement dwelling or decent, safe, and sanitary replacement dwelling to which the person relocates, whichever costs less) to the "Total Tenant Payment." All or a portion of this assistance may be offered through a certificate or voucher for rental assistance (if available) provided under Section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.

In addition, in consideration of the financial assistance received from the Maryland CDBG Program, particularly when such assistance is used for acquisition, rehabilitation, demolition, or conversion which results in temporary relocation, The Board of County Commissioners of Calvert County, Maryland agrees to assist either the temporarily displaced residential or business tenant or owner occupant during the time they are displaced. Those receiving temporary relocations shall receive at a minimum:

- Interim living costs;
- Relocation assistance planning and advisory services;
- Reasonable moving expenses; and
- Rental Assistance (if moving to more expensive unit).

ONE FOR ONE REPLACEMENT HOUSING

In the event that low and moderate income dwelling units are demolished or converted to a use other than as low/moderate income housing, The Board of County Commissioners of Calvert County, Maryland will replace all units that were occupied or were vacant but deemed occupiable as required under Section 104(d) of the HCD Act of 1974, as amended.

All replaced housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, The Board of County Commissioners of Calvert County, Maryland will make public and submit to the Maryland CDBG Office 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 (number of bedrooms) that will be demolished or converted to use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
- C. A time schedule for the commencement and completion of the demolition or conversion;
- D. The general location on a map and approximate number of dwellings units by size (number of bedrooms) that will be provided as replacement dwelling units;
- E. The source of funding and a time schedule for the provision of replacement dwelling units; and


- F. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling for at least ten (10) years from the date of initial occupancy.


GENERAL POLICIES


1. The Board of County Commissioners of Calvert County, Maryland will take every preventable action to minimize the involuntary displacements of persons or businesses during the implementation of our CDBG funded projects. Examples of actions that may be taken include:
 - Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first, so they can be rehabilitated first, and tenants moved in before rehabilitation of occupied units or buildings is begun.
 - Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
 - Provide counseling to assist homeowners and renters to understand the range of assistance that may be available to help them in staying in the area being revitalized.
2. The Board of County Commissioners of Calvert County, Maryland may enter into a written agreement with a subrecipient, or the owner of the assisted property, under which either may pay all or part of the cost of the required relocation assistance.
3. The Board of County Commissioners of Calvert County, Maryland understands the cost of relocation assistance and other benefits shall be paid from CDBG funds or such other funds as may be available from any source including the jurisdiction's general fund.
4. The Board of County Commissioners of Calvert County, Maryland will refer owners and/or tenants to the State CDBG Program if there is a disagreement with the determination that these requirements do not apply to an acquisition or a displacement.
5. The Board of County Commissioners of Calvert County, Maryland will prepare a specific Relocation Plan in the event that funding is requested for a project where it is known that displacement will occur.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND


Maureen Frederick, Clerk



Pat Nutter, President


Steven R. Weems, Vice President

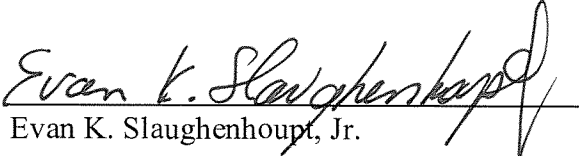
Approved for legal sufficiency

On 12/4/14
By


Gerald W. Clark


John B. Norris III
County Attorney


Susan Shaw


Evan K. Slaughenhaupt, Jr.

This Anti-Displacement Plan is hereby adopted by The Board of County Commissioners of Calvert County, Maryland on December 9, 2014. It is effective for a 3-year period until December 9, 2017.