

This Residential Antidisplacement and Relocation Assistance Plan is prepared by North Dakota Housing Finance Agency (NDHFA) in accordance with 24 CFR Part 42 and the Uniform Relocation Assistance and Real Property Acquisition Act (URA) regulations at 49 CFR Part 24 and is applicable to projects assisted by NDHFA through the National Housing Trust Fund (HTF), regulated by 24 CFR Part 93 and the HOME Investments Partnerships Program (HOME), regulated by 24 CFR Part 92.

Every effort will be made to avoid permanent displacement of an individual due to an HTF and/or HOME funded project. NDHFA reserves the right to reject any application which fails to minimize permanent displacement of tenants. However, if temporary relocation or permanent displacement is necessary, NDHFA will comply, and require compliance by its recipients, with the URA.

Minimize Displacement

NDHFA will take all reasonable steps to minimize the displacement of persons (families, individuals, businesses, not-for-profit organizations and farms) as a result of a project assisted with HTF and/or HOME funds, including:

- Encouraging recipients to stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Assisting recipients with locating vacant units in other regulated properties in the immediate area, if any, to house persons who must be relocated temporarily during rehabilitation.
- To the extent feasible, displaced residential tenants will be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling unit in the building/complex upon completion of the project.

Relocation Assistance to Displaced Persons

NDHFA will ensure recipients provide relocation assistance for eligible displaced persons (as defined by regulation) who, in connection with an activity assisted with HTF and/or HOME funds, move permanently from real property as a direct result of the acquisition, rehabilitation or demolition of any dwelling. A displaced person may qualify for assistance under the URA, including:

- Advisory Services – A displaced person will be advised of his or her rights under the Fair Housing Act. If a comparable replacement dwelling to be provided to a minority person is located in an area of minority concentration, the minority person will also be given, if possible, referrals to comparable and suitable decent, safe and sanitary replacement dwellings not located in such areas.
- Moving Expenses – Payment for moving expenses at levels described in the URA regulations.
- Security Deposits and Credit Checks – The reasonable and necessary cost of any security deposit required to rent the replacement dwelling unit, and for credit checks required to rent the replacement dwelling unit.
- Interim Living Costs – Displaced persons shall be reimbursed for actual, reasonable, out-of-pocket costs incurred in connection with a displacement, including moving expenses and increased housing costs.
- Replacement Housing Assistance – Displaced persons are eligible to receive replacement housing assistance as determined under Subpart E of the URA regulations.

Contacts and Appeals

NDHFA is responsible for monitoring the HTF and/or HOME recipient's compliance with URA throughout the development process.

Any affected person who disagrees with the recipient's determination of eligibility for benefits or the amount of relocation assistance for which the person is eligible may file a written appeal to NDHFA at the address at the bottom of this page.