PERMANENT DISPLACEMENT

While developing an Application and determining feasibility, Applicant must identify ineligible Residents based on the Eligibility Determination (*see Relocation Considerations and Eligibility for Assistance and Return Matrix*). Applicant must then adjust unit mix and funding designations to minimize displacement. In determining whether displacement can occur, DCA will review the underwriting and the impact of the proposal on the Residents and on the community. Any displacement of existing Residents is subject to DCA's prior approval. The development's applicable fraction will be adjusted if the Application did not accurately reflect resident eligibility.

> Over-Income example: In determining unit mix and AMI designations, the Applicant must consider the possible displacement of Residents. If an over-income Resident can occupy a market unit or other AMI designated unit, follow required actions (*see the Eligibility for Assistance and Return Matrix*).
>
> If, after these actions are followed, the household is accommodated with proposed unit mix then Applicant must not increase rent for the remainder of the Resident's current lease. Upon the household's return and after expiration of the lease, the rent can be increased up to the targeted rent level as proposed in the Application.
>
> However, DCA's economic displacement and rent increase policy would apply. If displacement is still unavoidable (including if household is economically displaced), the rent differential must be covered in the relocation budget to pass feasibility review.

Households, businesses, farms, and non-profits that DCA approved the permanent displacement of, and which cannot return to the property upon completion, as a direct result of rehabilitation or demolition/new construction for a project must be offered permanent displacement assistance.

DETERMINING PERMANENT DISPLACEMENT STATUS

During the initial feasibility determinations and throughout the construction period, Applicant must identify which households will be permanently displaced because of the proposed development and construction process. The Applicant must make every effort to minimize displacement.

The *Relocation Considerations* section and *Eligibility for Assistance and Return Matrix* lists what an Applicant must consider in order to minimize displacements. (*see Relocation and Displacement General Policies*).

RAD: Voluntary Permanent Relocation. (H 2016-17) By selecting Voluntary Permanent Relocation, the household is electing to receive RAD permanent relocation assistance and payments which are equivalent to the URA relocation payments and assistance required to be provided to a Permanently Displaced household.

1. Applicants may not propose or request that a household waive its rights or entitlements to relocation assistance; and

2. Applicant must provide written notice of applicable URA or Section 104(d) relocation assistance and payments for which the household may be eligible so that the household may make an informed housing choice. The household must be provided at least thirty (30) days to consider the offer of Voluntary Permanent Relocation and the household's acceptance of the Applicant's offer must be in writing signed by the head of household.

Non-Displaced Permanent Moves: Residents who move offsite will be considered displaced unless proven otherwise, if the Residents move after the earlier of:

1. Three months prior to pre-application (or application if no pre-application submitted);
2. Notice of Funding Availability publication;
3. The date the applicant obtains site control; or
4. The date at which the land became intended for federal funds (if applicable).

Residents deemed ineligible for relocation assistance, the Applicant is responsible for proving that such Residents were ineligible. To do so, Applicant must submit the documentation described in *Permanent Move Records in the Administration and Recordkeeping section* to DCA for each non-displaced permanent move from earliest Occupancy Record date to Placed-In Service (due at the subsequent submission date).

Permanent Displacement

No displacement can occur without DCA approval of Waiver (Pre-Application Waiver for 9%) or Project Concept Change (PCC). *See General Policies* for Waiver and PCC requirements.