CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS

One-for-One Replacement Certification

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant:

Name of Targeted Public and/or Assisted Housing Site(s):

**One-for-One Replacement of Public and/or Assisted Housing Units.** Each Transformation Plan that provides for public and/or assisted dwelling units to be demolished or disposed must provide as follows:

(1)**Public Housing Replacement Housing.**  For all public housing dwelling units still physically standing as of the application due date which will be demolished or disposed, the Transformation Plan must provide for replacement of the same number of bedrooms.  The number of dwelling units replaced may be greater or fewer than those still physically standing, so the overall unit mix meets the needs of the existing residents, takes into account needs of the residents on the waiting list, and is aligned with the results of a recent housing market study.  For example, if the development has experienced high vacancy rates for efficiency and one-bedroom units and the PHA waiting list and market study indicate there is no expectation of demand in the future, but there is a need for three-bedroom units, three one-bedroom and/or efficiency units may be combined to create a three-bedroom unit.  Larger bedroom units (i.e. four or more bedrooms) may only be converted to create additional smaller-bedroom units if 1) the PHA is currently under its Faircloth limit (i.e. Section 9(g)(3) of the United States Housing Act of 1937, as amended) and 2) there are no existing households or waiting-list households requiring larger-bedroom units, and the market study indicates there will not be future demand.

    (2)**Assisted Housing Replacement Housing.** For all Assisted Housing units still physically standing as of the application due date which are to be demolished or disposed, the Transformation Plan must provide for one-for-one replacement in accordance with all HUD policies, procedures and requirements for project-based section 8 Housing Assistance Payments (“HAP”) contract.

(3)  **Housing Choice Opportunities for Returning Tenants.**  In instances where the tenants of the original properties, both public housing and Assisted Housing, need a different number of bedrooms than households on the waiting list, the plan may enable displaced tenants to exercise their opportunity under program requirement, “Housing Choice Opportunities for Returning Tenants,” in section III.C.3.a using a tenant-based voucher in the original neighborhood or other neighborhood of the tenants’ choice.

(4)**Location.**

**(a)**Replacement housing units shall be developed:

**(i)** On-site (i.e., on the target housing site and/or in the target neighborhood being revitalized); and

**(ii)** Off-site (i.e., outside of the target neighborhood but within the metropolitan area up to 25 miles from the target housing site), as necessary to:

          (a)  Overcome the effects of impediments to fair housing choice consistent with actions identified in an applicable Analysis of Impediments to fair housing choice (AI) (24 CFR 91.225 or 91.325); address other affirmatively furthering fair housing objectives as described in the grant application; or comply with a voluntary agreement, settlement, or order to resolve a finding or charge of violating a nondiscrimination or equal opportunity requirement;

          (b)  De-concentrate poverty; or

          (c)  Redevelop onsite with appropriate densities.

**(b)** Replacement housing outside the target neighborhood (i.e., off-site) must:

**(i)** Offer access to economic opportunities and public transportation and be accessible to social, recreational, educational, commercial, health facilities and services, and other municipal services and facilities that are comparable to those that will be provided in the target neighborhood; and

**(ii)** Be located neither in areas of minority concentration nor in areas with a poverty rate above 40 percent.  A neighborhood of minority concentration is a Census tract or other defined geographic area in which the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the Metropolitan Statistical Area (MSA) (or jurisdiction not in a MSA) as a whole.  In MSAs (or jurisdictions not in MSAs) in which the majority of residents are racial or ethnic minorities, HUD will consider and rely on all relevant information to determine whether the neighborhood proposed for replacement housing will lead to the creation of more inclusive and integrated housing in opportunity-rich neighborhoods.

 (5)**Types of Units.**  Replacement housing is housing that will replace demolished, disposed of, or otherwise reduced public or assisted housing.  It includes housing assisted under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f and 42 U.S.C 1437g), section 202 of Housing Act of 1959 (12 U.S.C. 1701q), and section 811 of the National Affordable Housing Act of 1990 (42 U.S.C 8013).  With regard to section 8 housing, project-based vouchers (section 8(o)(13) of the US Housing Act of 1937) and project-based rental assistance as provided in a RAD conversion are included in this definition, but tenant-based vouchers are excluded except as permitted by HUD.  To satisfy the one-for-one replacement requirement through acquisition, the replacement unit must not have been receiving assistance prior to submitting the application under the sections listed above in this paragraph.  For example, you cannot acquire a Section 202 funded property that is near the public or assisted housing site targeted in the application for the purposes of deeming that replacement housing.

(6)**Section 8 Project Based Voucher Replacement Housing Development.** Section 8 project-based vouchers may be developed as replacement housing by:

**(a)**  The Housing Implementation Entity and/or

**(b)**  Entities other than the Housing Implementation Entity provided that the local PHA has an established PBV program housing in accordance with 24 CFR.983.  The PHA must provide a signed commitment to the Lead Applicant and the Housing Implementation Entity that it will provide a specific number of PBVs as replacement housing to be built in eligible Choice Neighborhoods replacement locations as described above.

**(c)**  In the event the PBVs are not developed, the Housing Implementation Entity will be responsible for meeting the one-for-one requirements established above.

(7)**Tenant-based Vouchers as Replacement Housing.**  The following is an exception to the hard-unit one-for-one replacement criteria described above. HUD must provide written approval to grant this exception.  A grantee may replace up to half of the public housing and/or assisted housing dwelling units that are demolished or disposed of under the Transformation Plan with tenant-based vouchers in housing markets where there is an adequate supply of affordable rental housing in areas of low poverty.  Please note that this exception does not supersede an entity’s obligation to comply with other one-for-one replacement requirements associated with other funding sources (e.g. Section 104(d) of the Housing and Community Development Act). Refer to the NOFA for additional details on how to seek HUD’s approval for this exception.

**I certify that the One-for-One Replacement threshold requirement (above) will be met.**

As of grant application deadline:

Number of public and/or assisted housing units standing: \_\_\_\_\_\_\_\_\_

Number of bedrooms in the public and/or assisted housing units: \_\_\_\_\_\_\_\_\_

Name of Lead Applicant Executive Officer:

Title:

Signature: Date: