

## **2025 DAKOTA COUNTY ANTI-DISPLACEMENT POLICY**

### **PART I. MINIMIZING DISPLACEMENT**

It is the goal of Dakota County to minimize displacement of persons from their homes and neighborhoods when utilizing Community Development Block Grant (CDBG) or HOME Investments Partnership Program (HOME) funds. Displacement has been defined as the involuntary movement of a household from a dwelling as a result of its acquisition, rehabilitation or demolition when funded in whole or in part with CDBG or HOME funds, or if funded with non-CDBG/HOME when the activity is a prerequisite for some other CDBG/HOME funded activity. Displacement also includes involuntary movement of a business from a commercial property. In an effort to minimize displacement of households, the following steps will be taken:

1. With the exception of lead-based paint hazard reduction, owner occupied properties will not be rehabilitated if displacement is expected to occur. To safely reduce the hazards of lead-based paint, the occupants must vacate the impacted areas until a clearance test determines the area is safe. When the impacted areas include the sole means of entry or all entries to the dwelling, the kitchen or food preparation areas, or the sole bathroom or all bathrooms, or the entire dwelling area, the occupants must completely vacate the unit until a successful clearance test is received after the completion of the lead-based hazard reduction work.

Relocation is voluntary. The homeowner will sign a waiver form acknowledging that they are relocating voluntarily, and that the CDA is not responsible for any costs associated with the relocation, other than a stipend payment of \$500.00 that is payable to the homeowner when it is necessary to vacate the residence for a continuous time of 24 hours (or one full day and one full night) during the course of the lead-based paint hazard reduction work.

2. Businesses will not receive loans for rehabilitation or expansion if any residential displacement would occur as a result of the rehabilitation or expansion unless such activities are essential for economic development of a community.
3. If acquisition or demolition activities require displacement of a household, the acquiring entity will follow the procedures established in Part II (Displacement Action Policies).
4. Code enforcement activities and neighborhood groups will not receive CDBG or HOME funds, therefore eliminating the possibility of displacement through code enforcement or through the activities of a neighborhood group.

### **PART II. DISPLACEMENT ACTION POLICIES**

- A. Eligible households as defined by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act) that are displaced as a result of CDBG or HOME funded activities will be eligible for moving and/or rental payments at levels as described in the Uniform Act.
  1. Persons displaced as a result of CDBG/HOME funded activities will be eligible for moving and/or rental payments at levels described in the Uniform Act.
  2. Referrals will be made to agencies that furnish financial counseling, health and social services, or other services that may be helpful to displaced persons.

3. Low- and moderate-income persons will be given a displacement priority for admission to Low Income Public Housing and Section 8 Housing Assistance Program in Dakota County.
  4. All affected persons will be informed of their rights under the policies and procedures set forth under the regulations in the Uniform Act, including their rights under Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968.
  5. The projects will be planned and implemented in a manner so as to minimize hardship to the site occupants and involve the least possible degree of displacement in accordance with the needs of the program and the persons displaced.
  6. Efforts will be made to provide those persons to be displaced as a result of the activities of the project an opportunity to obtain comparable replacement housing that is:
    - within their financial means and meets their needs;
    - reasonably accessible to their places of employment, potential employment, transportation and other commercial and public facilities; and
    - available on a non-discriminatory basis
  7. Displaced businesses will be eligible for benefits as required by the Uniform Act.
- B. Persons displaced through any rental rehabilitation activities will be assisted in accordance with the Uniform Act or through a process including the following actions:
1. Permanent displacement of a low-income person or family will not occur as a result of CDBG or HOME funded activities unless:
    - a. A rental assistance voucher or certificate is available to the person or family that allows them to move to a comparable affordable unit; or
    - b. An acceptable comparable affordable unit is located for the person or family without the provision for rental assistance, and the person or family willingly moves to such a unit; and
    - c. The acquiring entity follows the regulations of the Uniform Act.
  2. If it is necessary to temporarily displace tenants in order to accomplish the rehabilitation, it is the responsibility of the owner of the rental unit to reimburse the tenants for their expenses or inconvenience associated with such temporary displacement, according to applicable state and federal laws.

## **Relocation, Displacement, and Replacement Housing Plan for the 2025 Dakota County CDBG Program**

In accordance with the requirements of 24 CFR 570.606 (c)(1)(iii), the following Plan has been prepared and shall be applicable to the activities listed herein funded through the Dakota County Community Development Block Grant Program (CDBG). This plan is public and is part of the Subrecipient Agreements between the Cities undertaking the activities and the Dakota County CDA governing administration of the CDBG Program.

The following activities involve vacant structures and/or voluntary transactions. If involuntary displacement occurs, the acquiring entity will follow provisions of the Uniform Act.

### **1. Proposed CDBG Activities Which Involve Acquisition, Demolition, or Conversion**

There are no planned activities for Fiscal Year 2025 that involve acquisition, demolition, or conversion of structures.

### **2. Location and Type of Housing Units Affected; Actions to be Taken**

Not applicable, see above. However, if an activity is created that results in the acquisition, demolition, or conversion of a structure, that property will be identified and the location published. It is anticipated that properties that may be acquired will be vacant or voluntarily acquired with no threat of condemnation or eminent domain by the City. If involuntary displacement does occur, the provisions of the Uniform Act will be followed.

### **3. Schedule for Project Implementation**

Any activities that may occur under this project will generally occur between July 1, 2025, and June 30, 2026.

### **4. Replacement Units**

Where units must be replaced in accordance with the regulations cited above, the cities will cooperate and coordinate with the Dakota County CDA and other groups/entities as appropriate, to provide replacement units that are created either on the sites cleared or at other locations within the participation area for the Dakota County CDBG Program. Please see attached list for replacement units already constructed or in planning stages.

### **5. Ten Year Affordability Assurance**

The Family Housing units constructed, owned, and/or managed by Dakota County CDA are intended to be low- and moderate-income housing for the entire life of the units. Properties developed by private developers using tax credits must adhere to a fifteen (15) year period of affordability. If HOME funds assist with construction, units must remain affordable for twenty (20) years. Any unit used for the purpose of replacement housing will remain affordable for at least ten (10) years from the date of initial occupancy by the relocated household.

**DAKOTA COUNTY CDA REPLACEMENT UNITS  
AVAILABLE FOR THE 2025 ANTI-DISPLACEMENT PLAN**

**Note:** More details and updates can be found at [www.dakotacda.org](http://www.dakotacda.org).  
All developments have accessible units.

1. Parkside – 122<sup>nd</sup> Street W., Burnsville  
Twenty-two (22) units of low/moderate income rental housing for families opened for occupancy 1992. This development includes 1 two-bedroom accessible unit, 3 two-bedroom units, and 18 three-bedroom units. Dakota County CDA is the property manager.
2. Spruce Point – East of Hwy 52 off Chandler Lane, Inver Grove Heights  
Twenty-four (24) units of low/moderate income rental housing for families opened for occupancy 1995. This development includes 1 two-bedroom accessible unit, 4 two-bedroom units, and 19 three-bedroom units. Dakota County CDA is the property manager.
3. Oak Ridge – South of Diffley Road and east of Johnny Cake Ridge Road, Eagan  
Forty-two (42) units of low/moderate income rental housing for families opened for occupancy 1996. This development includes 2 two-bedroom accessible units, 18 two-bedroom units, and 22 three-bedroom units. Dakota County CDA is the property manager.
4. Pleasant Ridge – North Frontage Road, Hastings  
Thirty-one (31) units of low/moderate income rental housing for families opened for occupancy 1997. This development includes 2 two-bedroom accessible units, 14 two-bedroom units, and 15 three-bedroom units. Dakota County CDA is the property manager.
5. Glenbrook – Germaine Avenue, Apple Valley  
Thirty-nine (39) units of low/moderate income rental housing for families opened for occupancy in 1998. This complex contains 17 two-bedroom units and 22 three-bedroom units. Dakota County CDA is the property manager.
6. Cedar Valley – Dodd Road & Glacier Way, Lakeville  
Thirty (30) units of low/moderate income rental housing for families opened for occupancy in 1998. This complex contains 1 one-bedroom accessible unit, 14 two-bedroom units, and 15 three-bedroom units. Dakota County CDA is the property manager.
7. Chasewood – 155<sup>th</sup> Street W., Apple Valley  
Twenty-seven (27) units of low/moderate income rental housing for families opened for occupancy in 1999. This complex contains 14 two-bedroom units and 13 three-bedroom units. Dakota County CDA is the property manager.
8. Country Lane – Hamburg Avenue & 210<sup>th</sup> Street W., Lakeville  
Twenty-nine (29) units of low/moderate income rental housing for families opened for occupancy in 2001. This complex contains 15 two-bedroom units and 14 three-bedroom units. Dakota County CDA is the property manager.
9. Hillside Gables – Lexington Avenue & I-35E, Mendota Heights  
Twenty-four (24) units of low/moderate income rental housing for families opened for occupancy in 2001. This complex contains 1 one-bedroom accessible unit, 17 two-bedroom units, and 6 three-bedroom units. Dakota County CDA is the property manager.

10. Marketplace – South Frontage Road, Hastings  
Twenty-eight (28) units of low/moderate income rental housing for families opened for occupancy in 2002. This development includes 14 three-bedroom units, 13 two-bedroom units, and 1 one-bedroom accessible unit. Dakota County CDA is the property manager.
11. Heart of the City –Travelers Trail E. at 125<sup>th</sup> Street E. & 1<sup>st</sup> Avenue, Burnsville  
Thirty-four (34) units of low/moderate income rental housing for families opened for occupancy in 2003. This development includes 1 one-bedroom unit, 21 two-bedroom units, and 12 three-bedroom units. Dakota County CDA is the property manager.
12. Erin Place – Cedar Path, Eagan  
Thirty-four (34) units of low/moderate income rental housing for families opened for occupancy in 2004. This development includes 24 two-bedroom units and 10 three-bedroom units. Dakota County CDA is the property manager.
13. Cedar Villas – Villa Parkway, Eagan  
This development, owned by Shelter Corporation, was developed in conjunction with Erin Place with 104 units, including 60 two-bedroom units and 44 three-bedroom units. This development is a mix of both affordable and market rate units.
14. Prairie Crossing – Icefall Trail & Icefall Way, Lakeville  
Forty (40) units of low/moderate income rental housing for families opened for occupancy in 2005. This development includes 20 two-bedroom units and 20 three-bedroom units. Dakota County CDA is the property manager.
15. Lafayette – 50<sup>th</sup> Street E., Inver Grove Heights  
Thirty (30) units of low/moderate income rental housing for families opened for occupancy in 2006. This development includes 1 one-bedroom, 15 two-bedrooms, and 14 three-bedrooms. Dakota County CDA is the property manager.
16. West Village – South Frontage Road, Hastings  
Twenty-one (21) units of low/moderate income rental housing for families opened for occupancy in 2007. This development includes 11 two-bedroom units and 10 three-bedroom units. Dakota County CDA is the property manager.
17. Carbury Hills – Connemara Trail, Rosemount  
Thirty-two (32) units of low/moderate income rental housing for families opened for occupancy in 2008. This development includes 1 two-bedroom accessible unit, 23 two-bedroom units, and 8 three-bedroom units. Dakota County CDA is the property manager.
18. Twin Ponds – 223<sup>rd</sup> Street W., Farmington  
Fifty-one (51) units of low/moderate income rental housing for families opened for occupancy in 2009 and was completed in 2012. This development includes 2 two-bedroom accessible units, 35 two-bedroom units, and 14 three-bedroom units. Dakota County CDA is the property manager.
19. Meadowlark – Holiday Avenue & 210<sup>th</sup> Street W., Lakeville  
Forty (40) units of low/moderate income rental housing for families opened for occupancy in 2010. This development includes 6 one-bedroom units, 24 two-bedroom units, and 10 three-bedroom units. Dakota County CDA is the property manager.

20. Quarry View – Embry Path, Apple Valley  
Forty-five (45) units of low/moderate income rental housing for families opened for occupancy 2011. This development includes 1 one-bedroom accessible unit, 31 two-bedroom units, and 13 three-bedroom units. Dakota County CDA is the property manager.
21. Northwood – Northwood, Eagan  
Forty-seven (47) units of low/moderate income rental housing for families opened for occupancy in 2013. This development includes 2 one-bedroom accessible units, 22 two-bedroom units, and 10 three-bedroom units. Dakota County CDA is the property manager.
22. Inver Hills – College Trail & Bower Path, Inver Grove Heights  
Twenty-four (24) units of low/moderate income rental housing for families opened for occupancy January 2014. This development includes 1 two-bedroom accessible unit, 13 two-bedroom units, and 10 three-bedroom units. Dakota County CDA is the property manager.
23. Riverview Ridge – Sibley Memorial Highway, Eagan  
Twenty-seven (27) units of low/moderate income rental housing for families anticipated opened for occupancy in 2014. This development includes 2 two-bedroom accessible units, 15 two-bedroom units, and 10 three-bedroom units. Dakota County CDA is the property manager.
24. Lakeshore Townhomes - Jurdy Road & Shoreline Drive, Eagan  
Fifty (50) units of low/moderate income rental housing for families opened for occupancy in 2015. This development includes 1 one-bedroom accessible unit, 2 two-bedroom accessible units, 2 one-bedroom units, 21 two-bedroom units, and 24 three-bedroom units. Dakota County CDA is the property manager.
25. Keystone Crossing – Keystone Avenue & 207<sup>th</sup> Street W., Lakeville  
Thirty-six (36) units of low/moderate income rental housing for families opened for occupancy in 2017. This development includes 2 two-bedroom accessible units, 21 two-bedroom units, and 13 three-bedroom units. Dakota County CDA is the property manager.
26. Prestwick Place - Akron Avenue & 141<sup>st</sup> Street E., Rosemount  
Forty (40) units of low/moderate income rental housing for families opened for occupancy in 2019. This development includes 6 one-bedroom units, 2 two-bedroom accessible units, 19 two-bedroom units, and 13 three-bedroom units. Dakota County CDA is the property manager.
27. Gateway Place – Annapolis Street & South Robert Street, West St. Paul  
Fifty-four (54) units of low-income rental housing opened for occupancy in 2021. This development includes 21 studio units and 33 one-bedroom units. Dakota County CDA is the property manager.