

Polk County Board of County Commissioners

Community Development Block Grant (CDBG) Program

One for One Replacement Plan Notice for Twin Oaks Area Drainage Project

Background: On July 18, 1990, The U.S. Department of Housing and Urban Development (HUD) published a final rule implementing the revision to section 104 (d) of the Housing and Community Development Act of 1974, as amended (the Act). The rule specifies the replacement requirements that are triggered when Community Development Block Grant (CDBG) funds are used for the demolition of a low/moderate income dwelling unit, or for the conversion of a low/moderate income unit to another use. Under the one for one replacement rule, the grantee must provide replacement dwelling units whenever low/moderate dwelling units are demolished or converted to another use. The intent of this rule is to ensure the maintenance of the low/moderate income housing stock.

Project Description: Polk County, through its CDBG funded Neighborhood Improvement Program, is proposing to make drainage improvements in the Twin Oaks community. The drainage improvement project consists of installing a stormwater retention pond along with appropriate culvert and piping system to channel stormwater from the surrounding neighborhood to water collection system to the Crestwood Drive ditch system. The purpose of this drainage project is to alleviate neighborhood flooding and provide water treatment before discharging into area lakes. The project requires demolition of mobile homes that were uninhabitable, as well as, demolition a mobile home unit that requires relocation provisions. The project is necessary to improve the quality of life within the Twin Oaks area and greater Inwood Community.

Uninhabitable mobile homes will be removed. The uninhabitable mobile homes were determined to be vacant for at least 90 days. One mobile home unit requires the use of federal relocation provisions as outlined in the Code of Federal Regulations 24 CFR 42.375. The mobile homes are located at Parcel # 25282400000023060 on Avenue I N.W. Winter Haven, Florida.

Replacement Units: The proposed replacement units will consists of triplex within the Inwood Community. The units became available as a result of the Neighborhood Stabilization Program (NSP) and will be used to house low to moderate income households in accordance with Neighborhood Stabilization Program requirements. The triplex will consist of three 2-bedroom units. The triplex is located at 1306 33rd St. N.W, Winter Haven, Florida.

Project Schedule: The Drainage Project is expected to occur during the FY 2012-2013 program year which began October 1, 2012, and extends through September 30, 2013. The drainage project is expected to be completed by September 30, 2013. The Twin Oaks Drainage project will be completed by the Polk County Natural Resources Office.

The public may submit questions or comments regarding this drainage improvement project for a period of 30 days from April 8, 2013 to May 8, 2013. Comments may be emailed to gregalpers@polk-county.net mailed to Greg Alpers, Manager Polk County Housing and Neighborhood Development Office, Drawer HS04, P.O. Box 9005 Bartow, Florida 33831-9005.



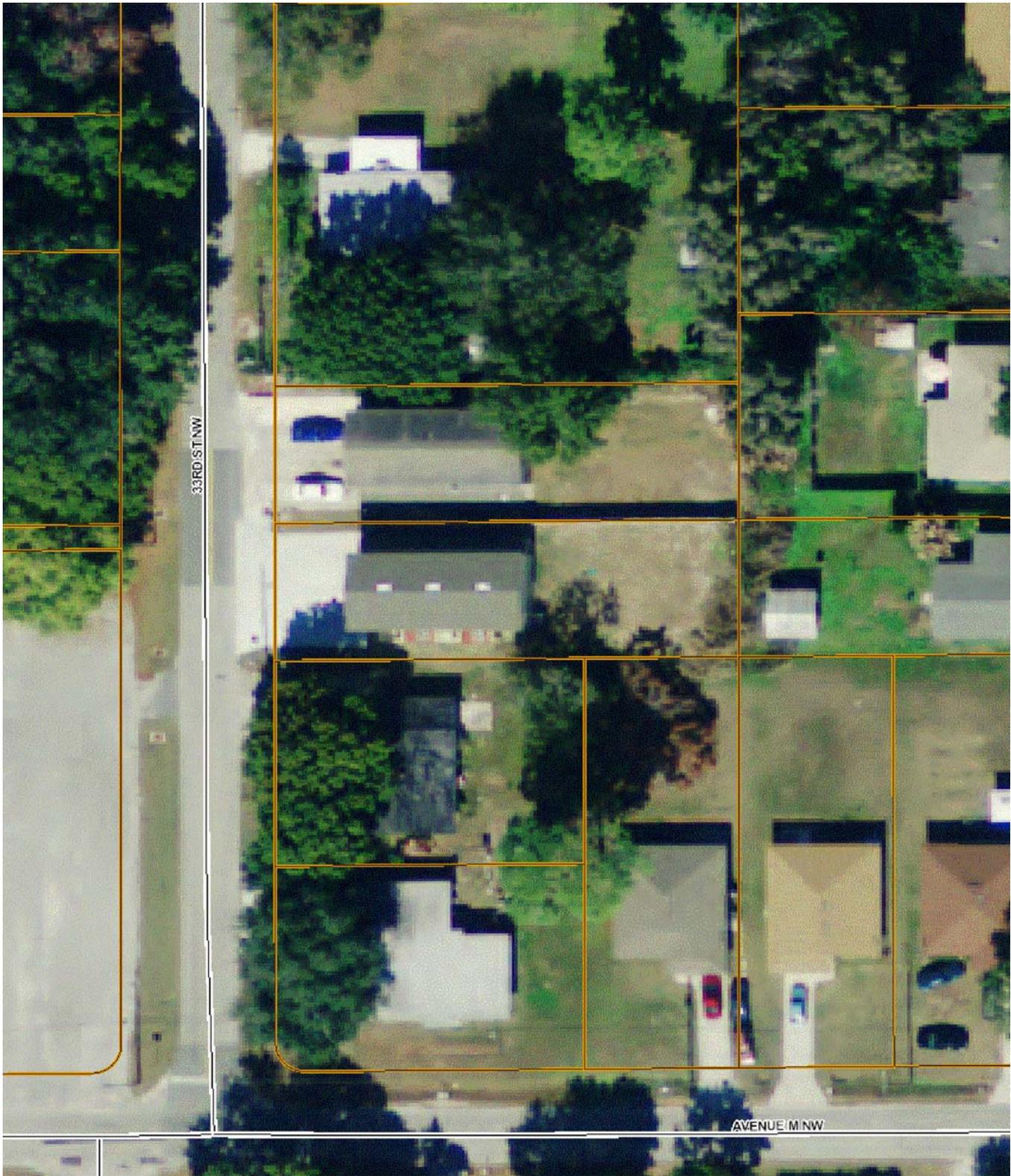
Twin Oaks Drainage

Location Map



25282400000023060

Printed: Mar 27, 2013



One for One Replacement Units

Location Map



Parcel # 252824353602002620

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