

RESOLUTION NO. 03-2017

VILLAGE OF DRESSER

WISCONSIN RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the Village of Dresser in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG¹ projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the Village of Dresser will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are “lower-income dwelling units” as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

The Village of Dresser will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The Village of Dresser will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG Program in accordance with 24 CFR 42.375.

Before entering into a contract committing the Village of Dresser to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the Village of Dresser will make public, by

¹ CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

publication in the Inter-County Leader, and submit to HUD and the Wisconsin Department of Administration the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided. NOTE: See also 24 CFR 42.375(d).
5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom unit), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the Village of Dresser will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

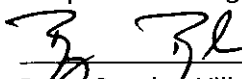
Under 24 CFR 42.375(d), the Village of Dresser may submit a request to HUD (or to the Wisconsin Department of Administration for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The Village Clerk's Office is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The Village Clerk's Office is responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted the Village of Dresser Village Board on this 1st day of May, 2017.

 5/1/17
 Brian Beseler, Village President
 Aye No Abstain Absent


 ATTEST: Jodi A Gilbert, Clerk

CERTIFICATE OF CLERK

Motion by Cathy Frandsen and seconded by Wayne Moberg that Resolution No. 03-2017 is adopted. Passed with six (6) votes in the affirmative, zero (0) votes abstained, zero (0) votes in the negative, one (1) absent vote constituting at least a 2/3rds vote of the elected members of the governing body of the Village of Dresser, at the regular and duly called meeting of the Board of Trustees of the Village of Dresser held on the 1st day of May 2017.

I further certify that the above is a true and correct copy of the original on file in the office of the Village Clerk of the Village of Dresser, Polk County, Wisconsin.

A handwritten signature in cursive script, reading "Jodi A. Gilbert", written over a horizontal line.

Jodi A. Gilbert
Village Clerk
Village of Dresser
Polk County, Wisconsin

Dated this 2nd Day of May 2017