



WISCONSIN RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAMS

RUSK COUNTY

TO THE RUSK COUNTY BOARD OF SUPERVISORS

Table with 4 columns: ROLL CALL Board Members, AYE (Yes), NAY (No), Abstain/Excused. Lists 19 board members with their respective votes. Total: 18 AYE, 0 NAY, 1 Abstain/Excused.

BOARD ACTION section. Includes 'Vote Required: Majority Vote of a Quorum' and a motion to approve with handwritten signatures of Russell and Willingham. Counts: No: 0, Yes: 18, Exc: 1.

Reviewed by section. Includes signatures for Corp. Counsel and Finance Director. FISCAL IMPACT: (Note if there is any fiscal impact or not) - unknown.

Certification: I, Connie Meyer, Clerk of Rusk County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 17 day of December, 2024 by the Rusk County Board of Supervisors. Signed by Connie Meyer, County Clerk, Rusk County.

1 WHEREAS, this Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the County of Rusk in accordance with the Housing and Community Development Act of 197, as amended; and,

5 WHEREAS, HUD regulations at 24 CFR 42.325 is applicable to our CDBG¹ projects; and,

7 Minimize Displacement

9 WHEREAS, consistent with the goals and objectives of activities assisted under the Act, the County of Rusk will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- 1. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants;
2. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first;
3. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation;
4. Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement;
5. 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);
6. Target only those properties deemed essential to the need or success of the project; and,

23 Relocation Assistance to Displaced Persons

27 WHEREAS, the County of Rusk 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; and,

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

39 WHEREAS, the County of Rusk 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; and,

44 WHEREAS, before entering into a contract committing the County of Rusk to provide funds for a project that will directly result in the demolition or conversion of lower-income dwelling units, the County of Rusk will make public by informing the public of a proposed project in the Ladysmith News and posting information in the county courthouse and submit to the U.S. Department of Housing and Urban Development (HUD) through the State, under the State CDBG Program, the following information in writing:

- 50 1. A description of the proposed assisted project;
51 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;

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).

- 1 3. A time schedule for the commencement and completion of the demolition and
2 conversion;
3 4. To the extent known, the address, number of lower-income dwelling units by size
4 (number of bedrooms) and location on a map of the replacement lower-income
5 housing that has been or will be provided. NOTE: See also 24 CFR 42.375(d);
6 5. The source of funding and a time schedule for the provision of the replacement
7 dwelling units;
8 6. The basis for concluding that each replacement dwelling unit will remain a lower-
9 income dwelling unit for at least 10 years from the date of initial occupancy;
10 7. Information demonstrating that any proposed replacement of lower-income dwelling
11 units with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units),
12 or any proposed replacement of efficiency or single-room occupancy (SRO) units
13 with units of a different size, is appropriate and consistent with the housing needs
14 and priorities identified in the HUD-approved Consolidated Plan and 24 CFR
15 42.375(b); and,
16

17 **WHEREAS**, to the extent that the specific location of the replacement dwelling units and
18 other data in items 4 through 7 are not available at the time of the general submission, the
19 County of Rusk will identify the general location of such dwelling units on a map and
20 complete the disclosure and submission requirements as soon as the specific data is available;
21 and,
22

23 Replacement not Required Based on Unit Availability

24
25 **WHEREAS**, under 24 CFR 42.375(d), the County of Rusk may submit a request to HUD (or
26 to the State, if funded by the State) for a determination that the one-for-one replacement
27 requirement does not apply based on objective data that there is an adequate supply of vacant
28 lower-income dwelling units in standard condition available on a non-discriminatory basis
29 within the area; and,
30

31 Contacts

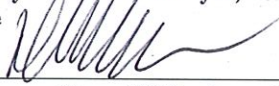




32
33 **WHEREAS**, John Fitzl, the Land Information Officer for the County of Rusk at 715-532-
34 2100 is responsible for tracking the replacement of lower-income dwelling units and ensuring
35 that they are provided within the required period; and,
36

37 **WHEREAS**, John Fitzl, the Land Information Officer for the County of Rusk at 715-532-
38 2100 is responsible for providing relocation payments and other relocation assistance to any
39 lower-income person displaced by the demolition of any dwelling unit or the conversion of
40 lower-income dwelling units to another use.
41

42 **NOW, THEREFORE BE IT RESOLVED**, that the Rusk County Board of Supervisors do
43 hereby approve this Residential Anti-Displacement and Relocation Assistance Plan.
44

SUBMITTED BY:

Rusk County Land Info/Surveyor, Zoning
Committee

 _____ Dave Willingham, Chairman	 _____ Mike Russell
 _____ Kurt Gorsegner, Vice Chairman	 _____ Brian Coggins
 _____ John Moore	