

RESOLUTION NO. 2025-007

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

WHEREAS, it is in the interest of the Village of Sister Bay to pursue Community Development Block Grant Funds and develop a Residential Anti-Displacement and Relocation Assistance Plan (RARAP); and,

WHEREAS, a Village of Sister Bay RARAP has been prepared in accordance with the Housing and Community Development Act of 1974, as amended, and the HUD regulations found in 24 CFR 42.325, and is applicable to the CDBG project the village intends to pursue funding for, said project being the renovation of the old village hall into a community center.

NOW, THEREFORE, BE IT RESOLVED by Nate Bell, the Village President, and the Board of Trustees of the Village of Sister Bay, the following RARAP be adopted by the Village of Sister Bay and implemented accordingly.

Village of Sister Bay Residential Anti-Displacement and Relocation Assistance Plan

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, and the HUD regulations found in 24 CFR 42.325, the Village of Sister Bay will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and affordable housing programs.
- Evaluate zoning codes and rehabilitation standards to prevent undue financial burden on established owners and tenants.
- When buildings are being rehabilitated or reconstructed that house tenants, require the owners of those rental properties to find temporary affordable housing, or alternate affordable permanent housing, for tenants.
- Disallow the conversion of residential condominiums to cooperative housing without the input and consent of tenants.
- Require building owners to arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Offer village lands for multi-family development to increase the number of affordable housing units available to tenants to increase rental options.

Relocation Assistance to Displaced Persons

The village 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. It is anticipated no individuals are to be displaced with the proposed 2025 CDBG funded project (the renovation of the old village hall to a community center).

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

The village 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 to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the village will make public by direct mail and a notice in *The Peninsula Pulse* newspaper, 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:

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.
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).

It is anticipated no individuals are to be displaced with the proposed 2025 CDBG funded project (the renovation of the old village hall to a community center).

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the village opt to submit a request to the funder 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. However, it is anticipated no individuals are to be

displaced with the proposed 2025 CDBG funded project (the renovation of the old village hall to a community center).

Contacts

The Village Clerk, located in the Administrative Office at 2383 Maple Dr., Sister Bay, Wisconsin, 54234, phone (920) 854-4118, is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The Village Clerk, located in the Administrative Office at 2383 Maple Dr., Sister Bay, Wisconsin, 54234, phone (920) 854-4118, 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.

Be advised however, it is anticipated no individuals are to be displaced with the proposed 2025 CDBG funded project (the renovation of the old village hall to a community center).

[End of Plan]

Introduced at a regular meeting of the Board of Trustees of the Village of Sister Bay held this 25th day of March, 2025.

PASSED BY the Village of Sister Bay, which includes the Village President and all elected trustees present at the Board of Trustees meeting.

Passed and adopted this 25th day of March, 2025.



Nate Bell, Village President

ATTEST:



Heidi Teich, Village Clerk

VOTE: Ayes 6 Nays 0

Filed/Posted: Mar. 26, 2025
Village Administration Office, 2383 Maple Dr.
Sister Bay Post Office, 10685 N Bay Shore Dr.
Sister Bay Liberty Grove Library, 2323 Mill Rd.
Effective Date: March 26, 2025