

**RESOLUTION #2018-7
TOWN OF CAMPBELL**

FAIR HOUSING RESOLUTION

WHEREAS, the Town of Campbell has adopted Section 106.50, Wisconsin Statutes, as amended, and all subsequent amendments thereto;

WHEREAS, the Town of Campbell recognizes its responsibilities under Section 106.50, Wisconsin Statutes, as amended, and endorses the concepts of fair and open housing for all persons and prohibition of discrimination therein;

WHEREAS, Section 106.50 of the Wisconsin Statutes prohibits discrimination in housing and that all persons shall have an equal opportunity for housing regardless of sex, race, color, sexual orientation, disability, religion, national origin, marital status, family status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, or ancestry; and

WHEREAS, Section 106.50 of Wis. Stats., as amended, makes it the duty of all political subdivisions, including the Town of Campbell, to assist in the orderly prevention or removal of all discrimination in housing within the Town of Campbell by implementing the authority and enforcement procedures set forth in Section 106.50, Wisconsin Statutes, as amended.

NOW THEREFORE BE IT RESOLVED, that the Town of Campbell prohibits discrimination in housing and that all persons shall have an equal opportunity for housing and the Town creates a Residential Antidisplacement and Relocation Assistance Plan to minimize the direct and indirect displacement of persons from their homes.

BE IT FURTHER RESOLVED, that the Town of Campbell will distribute posters or flyers to affirmatively further fair housing within the City, highlighting responsibilities and rights concerning equal opportunity in housing and, that within the available resources, the City Clerk shall maintain forms for complaints to be filed under Section 106.50, Wisconsin Statutes, as amended, and shall assist any person alleging a violation thereof in the Town of Campbell to file a complaint thereunder with the Wisconsin Department of Workforce Development, Equal Rights Division, for enforcement of Section 106.50, Wisconsin Statutes, as amended.

Adopted on this 8th day of May, 2018
Town of Campbell
La Crosse County, Wisconsin



Terry Schaller, Town Chairman

ATTEST: 

Chadwick Hawkins, Town Clerk/Treasurer

PASSED: 5/8/2018
APPROVED: 5/8/2018
POSTED: 5/9/2018

Residential Anti-Displacement and Relocation Assistance Plan

WISCONSIN RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR CDBG PROGRAMS

This Residential Anti-Displacement and Relocation Assistance Plan (RARAP) is prepared by the Town of Campbell 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 Town of Campbell will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- 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.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- 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 Town of Campbell 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 Town of Campbell 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.

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)

Before entering into a contract committing the Town of Campbell to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the Town of Campbell will make public by publication in the La Crosse Tribune and submit to HUD [Wisconsin, 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. *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 Town of Campbell 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

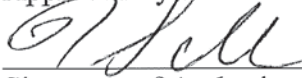
Under 24 CFR 42.375(d), the Town of Campbell may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard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

Contacts

The **Town Clerk (608) 783-0050** is responsible for tracking the replacement of lower-income dwelling units and ensuring that they are provided within the required period.

The **Town Clerk (608) 783-0050** 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.

Approved by the Town of Campbell on: May 8, 2018.



Signature of Authorized Official

Town Chairman

Title of Authorized Official

Terry Schaller

PRINTED NAME of Authorized Official