**WYOMING RESIDENTIAL ANTIDISPLACEMENT AND**

**RELOCATION ASSISTANCE PLAN**

This Residential Antidisplacement and Relocation Assistance Plan (RARAP) is prepared

by the State of Wyoming 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 Wyoming’s

CDBG and HOME-assisted projects.

*Minimize Displacement*

Consistent with the goals and objectives of activities assisted under the Act, Wyoming

will take the following steps to minimize the direct and indirect displacement of persons

from their homes:

* Evaluate housing codes and rehabilitation standards and code enforcement in

reinvestment areas to prevent undue financial burden on established owners and

tenants.

* 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.

* Adopt policies which provide reasonable protections for tenants faced with

conversion to a condominium or cooperative.

* Adopt tax assessment policies, such as deferred tax payment plans, to reduce

impact of increasing property tax assessments on lower income owner-occupants

or tenants in revitalizing areas.

* Establish counseling centers to provide homeowners and tenants with information

on assistance available to help them remain in their neighborhood in the face of

revitalization pressures.

* 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)) or structures that have not been

used for residential purposes.

* Target only those properties deemed essential to the need or success of the

project.

*Relocation Assistance to Displaced Persons*

Wyoming will provide relocation assistance for lower-income tenants who, in

connection with an activity assisted under the [CDBG and/or HOME] Program[s], 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*

Wyoming 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 and/or HOME Program[s]

in accordance with 24 CFR 42.375.

Before entering into a contract committing Wyoming to provide funds for a project

that will directly result in demolition or conversion of lower-income dwelling units,

Wyoming will make public by publication in a newspaper of general circulation, notice on the Wyoming Business Council website and submit to the HUD Field Office:

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 is designated to

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 units), 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, [jurisdiction]

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), Wyoming 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*

Stephanie Horton, CDBG Project Manager, phone: (307)777-2813 or email: stephanie.horton@wyo.gov or John Batey, Director of State and Federal Programs (HOME) with the Wyoming Community Development Authority, phone: (307)262-0062 or email: batey@wyomingcda.com, is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The Agency in question 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.