



**NCDA Region VI
Annual Training
RELOCATION AND ACQUISITION
October 25th, 2017**



HUD CONTACT FOR RELOCATION/ACQUISITION MATTERS – Region VII

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TYPES OF REQUIREMENTS

- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA – 49 CFR 24)
- Section 104(d) of the Housing and Community Development Act of 1974 (24 CFR 42 (Barney Frank))
- Program regulations amendment published January 4, 2005 (effective February 3, 2005)
- Department policies

URA BASICS

- URA is a government-wide rule
- Federal agencies apply the Act in accordance with their particular programs
- Program regulations and policies help interpret the URA

HUD RELOCATION RESOURCES

- HUD Handbook 1378 (currently being updated)
- HUD Handbook No.6509.2 REV-5 CHG-1 (Transmittal 5-12-06)
- Information Booklets for Displaced People
- CPD Notice 94-16 (RARAP)
- HUD Relocation Staff
- Relocation Website
- <http://www.hud.gov/offices/cpd/library/relocation>

HUD ASSISTED PROGRAMS

- Requirements apply to:
 - HUD CPD Grants (e.g., CDBG, HOME, SHP, NSP etc.)
 - Department Section 108 loan guarantees
 - Local loans or contributions made with Federal funds
 - Public Housing, Multi/Single Family programs (e.g., RAD, Special Applications/Conversion projects, etc.)

HUD ASSISTED PROGRAMS (Cont.)

Does not apply:

- FHA insured or LIHTC (alone) projects
- Interest reduction for homeownership
- PH demolition/disposition projects (Section 18 applies)
- See Handbook 1378, Paragraph 1-3 for a list of programs (not all inclusive)

RELOCATION ASSISTANCE

Types of Assistance

- Advisory Services (49 CFR 24.205(c); Handbook 1378, 2-4)
- Moving and Related Expenses
 - Residential (49 CFR 24.301-302; Handbook 1378, 3-2)
 - Business (49 CFR 24.301-303; Handbook 1378, 4-2 – 4-5)
- Relocation Payments
 - Residential
 - Replacement Housing Payments (49 CFR 24.207-209, 49 CFR 401-404; Handbook 1378, 3-3 through 3-8)
 - Temporary Relocation (49 CFR 24.2(a)(9)(ii)(D) –Appendix A; Handbook 1378, 2-7, 3-10)

RELOCATION ASSISTANCE

Types of Assistance (Cont.)

- Relocation Payments (Cont.)
 - Non-residential
 - Re-establishment Expenses (49 CFR 24.304; Handbook 1378, 4-6)
 - Fixed Payment (49 CFR 24.305; Handbook 1378, 4-7)
 - Mobile Homes (49 CFR 24.501-503; Handbook 1378, 3-9)

ACQUISITION PROCEDURES

Voluntary – “Not Subject to Subpart B”

- Grantee w/o Power of Eminent Domain
- Grantees w/ Power of Eminent Domain
 - No Specific Site or Property Needed
 - No Threat of E.D. or Condemnation
 - Not Part of a Specific Project Area

Involuntary – Formal Process

- Agencies w/o Power of Eminent Domain if Voluntary Action Requirements are not followed
- Agencies w/ Power of Eminent Domain

PROJECT TRIGGER DATE

PROJECT DEFINITION (49 CFR 24.2(a)(22);
Handbook 1378, 1-4DD)

“Program or Project: Any activity or series of activities undertaken with Federal financial assistance received or anticipated in any phase.”

SECTION 104(d)

24 CFR 42; Handbook 1378, Chapter 7

Section 104(d) Basics:

- Section 104(d) requirements are applicable to:
 - CDBG/CDBG related programs
 - Section 108
 - HOME
- Triggered by demolition or conversion activities/projects
- Provides for:
 - The replacement of “lost” affordable units
 - Additional protection for low-income occupants

THINGS COMMONLY OVERLOOKED

- First-time Homebuyer Programs: A Voluntary Acquisition Notice must be provided to the property owner prior to the execution of the purchase agreement. Tenants are eligible for assistance if displaced.
- Notices must go out in a timely manner. Remember, the URA/Section 104(d) is triggered at the application stage – not application approval.
- “Standard Condition” and “Substandard Condition Suitable for Rehabilitation” definitions are to be contained in the Consolidated Plan.
- Residential Anti-displacement and Relocation Assistance Plan is required by Section 104(d).

WHAT'S NEW

- **MAP-21: CPD Notice 14-09 Issued June 10, 2014**
 - Payment limits increased for both residential and commercial occupants
 - Replacement Housing Payment eligibility criteria (180 to 90 day occupancy requirement)
- **Relocation Requirements under the RAD Program: Notice PIH-2012-32 (HA), H-2017-03 REV-3- Issued: January 12, 2017**
- **2017 Uniform Act (URA) Low Income Limits Issued - Effective April 14, 2017**
- **Changes to URA Fixed Residential Moving Cost Schedule - Effective August 24, 2015**

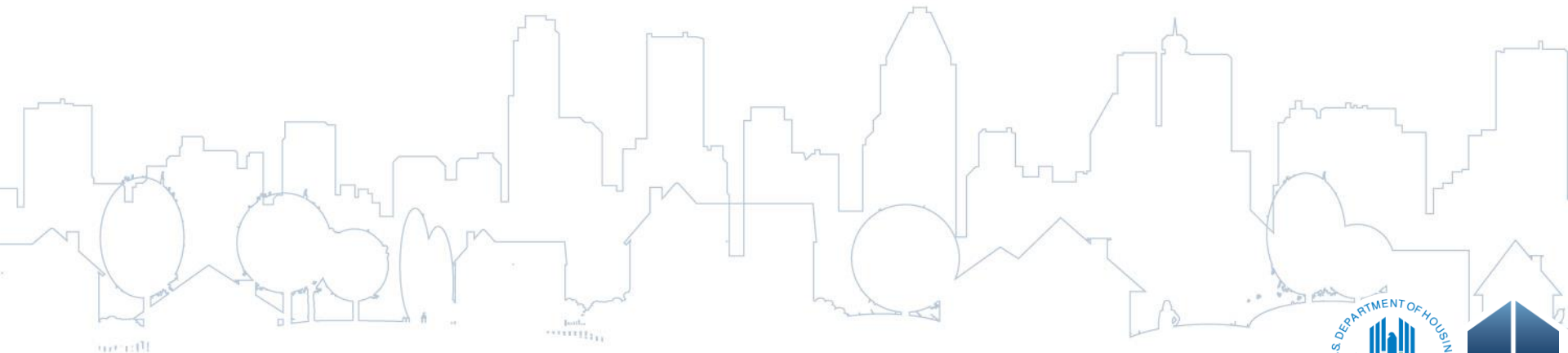
URA Resources

- Regulations (49 CFR Part 24, Section 104(d) 24 CFR 42
- Policy & Guidance – Handbook 1378
- Information Booklets for Displaced Persons
- Forms
- HUD RAP Newsletter
- Publications
- Relocation Staff
- MAILING LIST! Or sign up for the URA-Listserve
- NSP website & Q&A's
 - HUD Handbook No.6509.2 REV-5 CHG-1 (Chapter 25-monitoring Handbook) - Monitoring

www.hud.gov/relocation

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Q & A



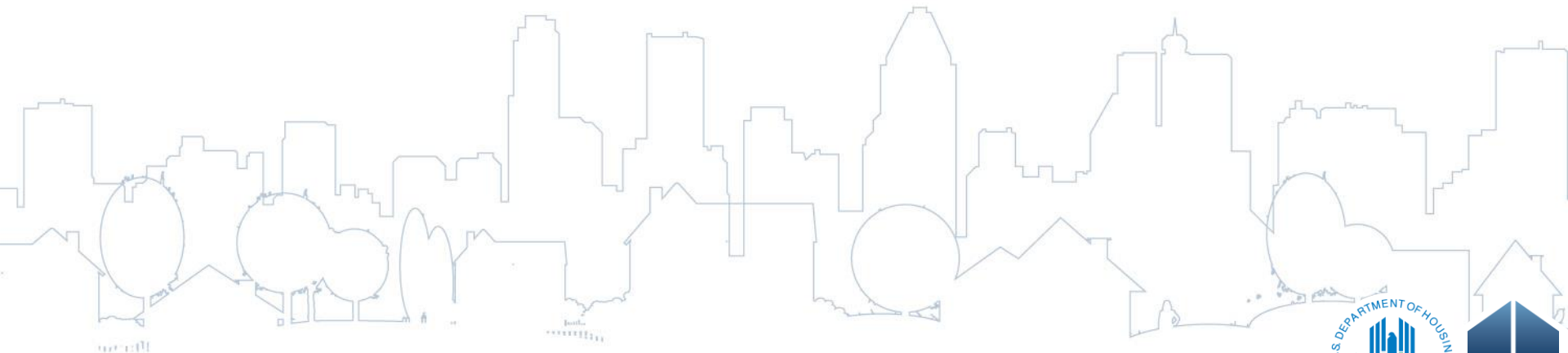
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THANKS FOR YOUR ATTENTION!

THE END!

