



U.S. Department of Housing and Urban Development
Community Planning and Development

Special Attention of:

Notice CPD 05-02

All Regional Directors
All Field Office Directors
All CPD Directors
All Housing Directors
All Public Housing Directors
All CPD Division Directors
All HOME Program Coordinators
All CDBG Grantees
All HOME Participating Jurisdictions
All HOPWA, Supportive Housing, Shelter Plus Care, and Youthbuild Grantees
All Multifamily HUB Directors
All Multifamily Project Managers
All Homeownership Center Directors
All Real Estate Owned Division Directors
All Public Housing Agencies
All Public Housing HUB Office Directors
All Public Housing HUB Program Center Directors
Tribes
Tribally Designated Housing Entities
ONAP Administrators
FHEO HUB Directors
FHEO Program Center Directors
Staff, Enforcement Center

Issued: April 13, 2005
Expires: April 13, 2006

Cross References:

Subject: Implementation of Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) Final Rule Effective February 3, 2005

I. PURPOSE

The purpose of this notice is to provide implementation guidance to HUD Field Office staff and grantees with respect to the new Final Rule under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, 42 U.S.C. 4601 *et seq.* (URA), U. S. Department of Transportation, Federal Highway Administration, at 49 CFR Part 24, published in the Federal Register on January 4, 2005.

II. BACKGROUND

HUD staff, grantees, and local agencies need to rely on the text of the URA Final Rule for recent changes to relocation and acquisition requirements, and the policies and procedures found in HUD Handbook 1378 (to the extent that the existing Handbook does not conflict with the new regulations). The Final Rule and other guidance information (along with contact information for the HUD Regional Relocation Specialists) can be found on the HUD Real Property Acquisition and Relocation website at: www.HUD.gov/relocation. Questions concerning the effects of the final rule on local program or project activities should be directed to the appropriate HUD Regional Relocation Specialist. As new and revised guidance and training materials are developed to conform with the rule changes, they will also be posted to this website.

III. EFFECTIVE DATE OF IMPLEMENTATION

The new rule applies to any HUD-funded project involving real property acquisition, rehabilitation, or demolition and the displacement of persons resulting from these actions, when the date of Initiation of Negotiations (ION) occurs on or after February 3, 2005. Many HUD program regulations establish actions to determine the date of ION. In the absence of HUD program regulations, the URA definition of ION at 49 CFR 24.2(a)(15) prevails.

The applicability of the new rule to any HUD-funded project is dictated by the specific ION date established for that project. Where a single large-scale project has “phased” ION dates (as in some HOPE VI projects), the new rule becomes applicable to any project phase with an ION date on or after February 3, 2005.