



URA the HUD Way

Module 5: URA Residential Relocation

Overview

Generally, any person who moves from a dwelling or moves his or her personal property from a dwelling as a direct result of acquisition, rehabilitation, or demolition for a federally assisted project will be considered a **residential displaced person**.

Relocation Requirements

- **Required Notices:** GIN, Notice of Relocation Eligibility, Notice of Nondisplacement, and 90-Day Notice.
- **ION** triggers eligibility for relocation benefits.
- **Advisory services** are the single most important part of a successful relocation program. The displacing Agency must minimize adverse impacts to displaced persons by assisting in any way possible. The URA requires a personal interview with all displaced persons.
- Agencies must offer residential displaced persons **comparable replacement dwelling** before they can be required to move. Comparable replacement housing must be **decent, safe, and sanitary**.

Replacement Housing Payments

- For NOT lower-income persons, RHP should be calculated using only the rent-to-rent comparison, without taking into account the tenant's income.
- For lower-income persons, RHP formula considers income as defined by the HUD income limits (80% AMI).

RHP Options

- An eligible displaced person who was a renter may elect to receive a lump sum amount for a **downpayment** to purchase a replacement dwelling.
- The statutory limit for **rental assistance payment** is \$7,200.
- A displaced owner-occupant may be eligible for a **replacement housing payment** up to \$31,000 to assist in the purchase of a comparable DSS replacement dwelling.
- **Housing of last resort** allows the displacing Agency to exceed the monetary limits to provide additional financial assistance to make the comparable within the person's financial means.



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Moving

- An eligible displaced person is entitled to payments of their **actual, reasonable, and necessary moving expenses**, as determined by the Agency.
- Tenants may select one of the following **moving options**: Commercial Move, Self-Move, or Combination Move.
- **Relocation assistance payments** for residential tenants must be disbursed in regular installments.

Appeals

Any aggrieved person may file a **written appeal** with the Agency in any case in which the person believes that the Agency has failed to properly consider the person's application for assistance.