



# URA the HUD Way

## Module 7: Temporary Relocation Summary

### Overview

- A HUD-funded project may require that the occupants move for a limited amount of time to accomplish renovations or repairs to a structure or its service systems but will not require permanent displacement of occupants.
- Temporary relocation for up to 12 months due to acquisition, rehabilitation, or demolition for a federally-funded project is subject to the URA.
- HUD projects can minimize displacement by ensuring that where there is no intent to displace people, occupants are duly informed and the terms and conditions of any required temporary relocation are fair and reasonable.

### Fair & Reasonable

- Fair and reasonable temporary relocation terms include:
  - Offering suitable DSS replacement housing for the temporary period,
  - Reimbursement of all reasonable and necessary out-of-pocket expenses incurred in connection with the temporary relocation, and
  - An offer to return to the project within 12 months.

### Temporary Relocation Triggers

- Temporary relocation triggers include projects that:
  - Require packing, moving, or storing residents' furniture or personal items.
  - Involve the unit kitchen or bathroom where the work prevents use of these areas.
  - Create odors, dust, debris, noise, or other hazards.
- Temporary relocation is NOT required for the following types of project:
  - Short-term temporary switch over to new equipment, if the temperature within the unit can be maintained between 68-72 degrees Fahrenheit.
  - Short-term temporary switch over to new fixtures, receptacles, or equipment, if the electrical service to a unit is not interrupted.
  - If ingress and egress can be safely maintained throughout construction.



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### Notices

- There are three notices that may apply to projects requiring temporary relocation.
  - GIN, NOND, Reasonable Advance Notice
- Reasonable Advance Notice to Vacate.
  - Longer notice periods may be appropriate for persons who will be temporarily relocated for an extended period of time or if the move will include all personal property on-site.
  - Shorter notice periods (hours or days) may be appropriate based on an urgent need due to danger, health or safety issues or if the person will be temporarily relocated for only a short period of time.
- Relocation advisory services are an important part of a successful relocation program.
  - Advisory services ensure that the Agency determines the needs of displaced persons, provides an explanation of available relocation assistance, and explains the right to appeal if they are not satisfied with Agency decisions.

### Displacement Assistance

- Reasonable Unit Conditions:
  - Must be decent, safe, and sanitary (DSS);
  - Must be suitable but not necessarily comparable;
  - Terms must be reasonable for costs and length of stay; and
  - Increased housing costs should not exceed the cost of the DSS temporary unit offered by the Agency.
- HUD requires that a tenant be offered permanent displacement assistance if they will be displaced beyond 12 months. Tenants may be given the opportunity to:
  - Continue to remain temporarily relocated for an agreed to period;
  - Permanently relocate to the unit which has been their temporary unit if it is available to do so; or
  - Choose to permanently relocate elsewhere with URA advisory services.