

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

or

“URA”



Applicable Situations:

Residential Rehabilitation

Residential Demolition/Reconstruction

Real Property Acquisition

Business Relocation



Online Resources:

CDBG Grant Administration Manual,
Chapter 7

Google: Handbook 1378

RESIDENTIAL RELOCATION

Definitions

1. Temporary Relocation
 < 12 months
2. Displacement
 > 12 months

RESIDENTIAL RELOCATION

Key Documentation:

1. Antidisplacement and relocation assistance plan with
 - One-for-one replacement (if applicable), and
 - Relocation Assistance Strategy
 - Budget Considerations
2. Persons Not Displaced / Temporary Relocation Checklist (Handout)

Site Occupant Record - Residential

LOCALITY/AGENCY _____

Date of Initial Interview: _____ Interviewer: _____

Project Name: _____

Project #: _____

Relocation Case #: _____

Acquisition Parcel #: _____

NAME OF OCCUPANT _____

ADDRESS _____

TELEPHONE NUMBER _____ CENSUS TRACT _____

CHECK: ☐ FAMILY ☐ INDIVIDUAL
☐ OWNER ☐ TENANT

IS THIS ADDRESS LOCATED IN A HUD DESIGNATED RENEWAL COMMUNITY
OR EMPOWERMENT ZONE? ☐ YES ☐ NO

DATE OCCUPANT FIRST OCCUPIED THIS DWELLING _____

DATE OF GENERAL INFORMATION NOTICE _____
EFFECTIVE DATE OF NOTICE OF ELIGIBILITY FOR RELOCATION
ASSISTANCE _____
DATE PRIVACY ACT STATEMENT EXECUTED _____
(INCLUDE COPY OF NOTICES AND SIGNED PRIVACY ACT STATEMENT
IN CASE FILE)

RACIAL/ETHNIC CLASSIFICATION

(CHECK ALL THAT APPLY)

- ☐ AMERICAN INDIAN OR ALASKAN NATIVE
- ☐ ASIAN
- ☐ BLACK OR AFRICAN AMERICAN
- ☐ HISPANIC OR LATINO
- ☐ NATIVE HAWAIIAN OR OTHER PACIFIC ISLANDER
- ☐ WHITE
- ☐ AMERICAN INDIAN OR ALASKAN NATIVE AND WHITE
- ☐ ASIAN AND WHITE
- ☐ BLACK OR AFRICAN AMERICAN AND WHITE
- ☐ AMERICAN INDIAN OR ALASKAN NATIVE AND BLACK OR AFRICAN AMERICAN
- ☐ OTHER MULTI-RACIAL

HOUSING COSTS AND CHARACTERISTICS OF DISPLACEMENT DWELLING

TENANT:
MONTHLY CONTRACT RENT \$ _____
AVERAGE MONTHLY
UTILITY COSTS \$ _____
MONTHLY HOUSING COSTS \$ _____

OWNER:
MONTHLY MORTGAGE
PAYMENT (P&I) \$ _____
AVERAGE MONTHLY
UTILITY COSTS \$ _____
REAL PROPERTY TAXES \$ _____
MONTHLY HOUSING COSTS \$ _____

NO. OF ROOMS _____ NO. OF BEDROOMS _____
UNIT IS: ☐ HOUSEKEEPING ☐ NONHOUSEKEEPING

RESIDENTIAL RELOCATION

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HOUSING REFERRALS

Date	Address (Include Apt No.)	Census Track	Type of Unit			Size of Unit		Mo Rent + Est Avg Mo Utility Costs/Sales Price	Unit Inspd	Unit Avail Date	Low Income Or Minority Area?	Action on Referral (If refused, indicate why. Also indicate whether unit is representative comparable used as basis for pmt limit.)
			Rent	Sales	Subsidized	# of Rms	# of Bdrms					

PLACEMENT DWELLING UNIT DATE OF MOVE _____ ADDRESS _____ CENSUS TRACT _____ IS THIS ADDRESS LOCATED IN A HUD DESIGNATED RENEWAL COMMUNITY OR EMPOWERMENT ZONE? <input type="checkbox"/> YES <input type="checkbox"/> NO		
MONTHLY HOUSING COST (MHC) <input type="checkbox"/> RENTAL <input type="checkbox"/> PURCHASE MONTHLY RENT \$ _____ MORTGAGE PAYMENT (P&I) \$ _____ T. AVERAGE REAL ESTATE TAXES \$ _____ MONTHLY EST. UTILITY COSTS \$ _____ UTILITY COSTS \$ _____ TOTAL MHC \$ _____ TOTAL MHC \$ _____ SALES PRICE \$ _____		<input type="checkbox"/> D. S. & S <input type="checkbox"/> NOT D. S. & S DATE OF INSPECTION _____ DATE OF REINSPECTION _____ NO. OF ROOMS _____ NO. OF BEDROOMS _____ (Include copy of Inspection Report in case file.)
UNIT IN AREA OF LOW-INCOME OR MINORITY CONCENTRATION? <input type="checkbox"/> YES <input type="checkbox"/> NO UNIT SUBSIDIZED? <input type="checkbox"/> YES <input type="checkbox"/> NO _____ (Identify)		TEMPORARY HOUSING DATE _____ REASON _____ _____ ADDRESS _____ RENTAL \$ _____ DATE OF MOVE TO PERMANENT DWELLING _____ OUT-OF-POCKET EXPENSES PAID: MOVING EXPENSES \$ _____ INCREASED HOUSING COSTS \$ _____
		RELOCATION PAYMENT(S) MOV.EXP. RHP TYPE <input type="checkbox"/> ACTUAL <input type="checkbox"/> RENTAL <input type="checkbox"/> FIXED <input type="checkbox"/> DOWNPMT <input type="checkbox"/> 180-DAY HO AMOUNT \$ _____ \$ _____ DATE CLAIM FILED _____ DATE CLAIM PAID _____ (Include copy of Claim Forms in Case File)
		APPEAL FILED: <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, INDICATE TYPE: <input type="checkbox"/> PAYMENT(S) <input type="checkbox"/> HOUSING <input type="checkbox"/> OTHER _____ (Include copy of Appeal in Case File)

RESIDENTIAL RELOCATION

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Errors in judgment or determinations on eligibility or payments can lead to costly litigation, project delays, and serious financial consequences to the Grantee and its partners.

Handout – Required Displacement
Expenses

Handbook 1378: Chapter 3

BUSINESS RELOCATION

PAYMENT FOR MOVING AND RELATED EXPENSES.

Two moving options for eligible displaced business, farm or nonprofits:

- 1) Payment of actual, reasonable and necessary moving and related expenses (up to \$10,000)
- 2) A fixed payment, in lieu of payment of actual costs and expenses (up to \$20,000)

Handbook 1378: Chapter 4

ACQUISITION: REAL PROPERTY AND EASEMENTS

CDBG Grant Administration Manual Chapter 7

Two types of acquisition processes

1. Voluntary
 - a. Subject to 49 CFR 24.101(b)(1)-(5)
 - b. Owner & owner-occupants not eligible for relocation assistance
 - c. Displaced tenants may be eligible
2. Involuntary (via eminent domain)

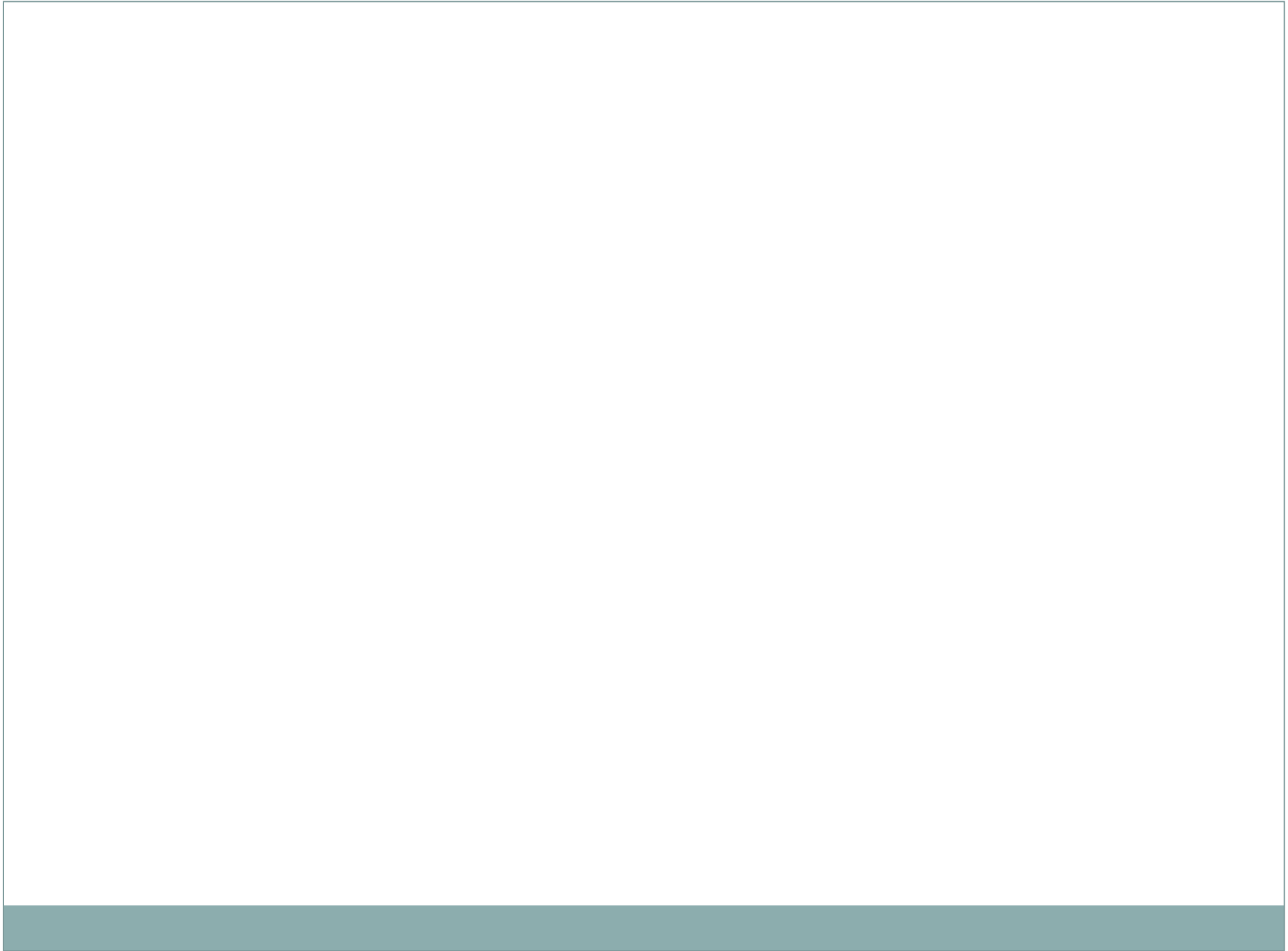
Only governments have the power of eminent domain.

ACQUISITION: REAL PROPERTY AND EASEMENTS

What is '*eminent domain*'?

In the United States, eminent domain is a right granted under the 5th Amendment. If real estate property is being seized, the owner must receive fair market value based on comparable prices and payment must be made promptly.

Only governments have the power of eminent domain.



Still in doubt? Contact CDBG.
Concerned? Contact CDBG.
Unusual situation? Contact CDBG.

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