



PRICE

An illustration of a row of houses with orange roofs and white walls, set against a blue background. The houses are arranged in a line, with the largest house on the left and smaller ones to the right. A blue path leads from the foreground towards the houses. Two dark blue trees are on the right side.

Preservation & Reinvestment Initiative
for Community Enhancement

PRICE NOFO

Webinar 7: Uniform Relocation Act Requirements

May 2, 2024

Welcome and Agenda



- Agenda
 - Welcome and Housekeeping
 - PRICE NOFO Updates
 - PRICE Uniform Relocation Act Requirements
 - Q&A
- Housekeeping
 - Everyone is muted during the presentation.
 - Use the chat feature for all questions to the presenters during the presentation.
 - Please be sure to send chat to "all panelists"
 - A recording of this webinar will be posted to the [PRICE page](#) on HUD.gov



Intent to Modify PRICE NOFO



- The FY2023 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Notice of Funding Opportunity (NOFO) is being increased from \$225 million in total funding to \$235 million.

Initial NOFO	Modified NOFO
Overall funding level: \$225 million	New overall funding level: \$235 million (to include FY24 appropriation)
Tribal set aside: \$10 million	New Tribal set aside: \$11 million (to include \$1 Million reserved from FY24 appropriation)

- Note: There is no change to the funding level for the PRICE Replacement Pilot. \$25 million remains reserved for the PRICE Replacement Pilot.



Intent to Modify PRICE NOFO



- In addition to the increase in funding, the FY2023 PRICE NOFO Modification provides certain updates and clarifying information on eligible activities, eligible applicants, public participation requirements, and other NOFO requirements.
- HUD does not anticipate these modifications will necessitate changes to most proposals. Therefore, applicants are encouraged to continue preparing their proposals.
- HUD expects to extend the application submission deadline to June 24, 2024.
- Applicants that have already submitted application packages may review, revise based on the modifications once published, and resubmit before the deadline.



Application Package and Grants.gov



- All materials, instructions and the Application Package are available through Grants.gov
- Resources
 - Applicant Landing Page: <https://www.grants.gov/applicants/>
 - Applicant FAQs: <https://www.grants.gov/applicants/applicant-faqs>
 - Encountering Error Messages: <https://www.grants.gov/applicants/encountering-error-messages>
 - Customer Support: <https://www.grants.gov/web/grants/support.html>
 - Email: support@grants.gov
 - Phone: 800-518-4726



PRICE NOFO Webinar Series

Each webinar is from 3pm-4pm Eastern



Webinar Title	Date
PRICE NOFO Walk-thru	March 6, 2024
CDBG 101 and PRICE NOFO Appendices and Regulations Webinar	March 13, 2024
PRICE NOFO and Tribal Applicants	March 20, 2024
PRICE Application Must-haves and FAQs	March 27, 2024
PRICE NOFO Environmental Review Considerations	April 10, 2024
PRICE NOFO Civil Rights and Fair Housing	April 18, 2024
PRICE NOFO Uniform Relocation Act Requirements	May 2, 2024
PRICE NOFO Eligibility, Public Participation, and Partnerships	New Date Coming Soon
PRICE NOFO Modifications	Date Coming Soon

https://www.hud.gov/program_offices/comm_planning/price#nofo_webinars



Opening Remarks



William Rudy, Director
Relocation and Real Estate Division,
Affordable Housing Programs
Office of Community Planning and Development



Uniform Relocation Act (URA) and Section 104 (d) Overview



URA / Section 104(d) Overview



Applicability



Acquisition



Minimizing Displacement



Occupancy & Notices



Relocation



1-for-1 Replacement



Resources



URA/Section 104(d) Applicability



PRICE applicants must comply with regulations implementing:

- **The URA** (49 CFR part 24)
- **Section 104(d) of the Housing and Community Development Act of 1974** (24 CFR part 42).
- **CDBG acquisition and relocation rules** (24 CFR 570.606) (24 CFR 1003.602 for Tribal applicants) (unless waived)



URA Applicability



URA: The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended) (aka the Uniform Relocation Act) (42 U.S.C. 4601 et seq.)

- Establishes requirements for **real property acquisition** and **relocation of persons** for federally-funded projects that involve **acquisition, rehabilitation, or demolition** in any phase
- Applies to all federally assisted projects unless specifically exempted by congress.



URA Applicability



Examples of acquisition, rehabilitation and demolition (not limited to):

- Acquiring real property by purchase, long-term lease, donation or otherwise
 - Acquiring land to build or place manufactured homes
 - Purchasing manufactured home parks or pads
 - Buying manufactured homes classified as real estate
 - Acquiring land or easements for infrastructure improvements, resilience or remediation activities
- Improvements to manufactured homes or other buildings
- Dismantling or razing real estate buildings or improvements



Section 104(d) Applicability



Section 104(d) of the Housing and Community Development Act of 1974 (as amended) (42 U.S.C. 5304(d)):

- **Minimize displacement** of persons,
- Provide **relocation assistance** to displaced lower-income tenants, and
- Provide **1-for-1 replacement** of lower-income dwelling units that are **demolished** or **converted** in connection with an assisted activity.

Applies to all programs whose funds are appropriated under Title I of the Housing and Community Development Act (HCDA), including PRICE



Acquisition



There are two types of acquisitions of Real Property under the URA:

1) Voluntary Real Property Acquisition

- Must meet the requirements of 49 CFR 24.101(b)

2) Involuntary Real Property Acquisition

- Acquisition that don't meet the requirements for voluntary acquisition
- Required to meet the requirements in 49 CFR Subpart B



Acquisition



Voluntary Real Property Acquisition

- Identified under 49 CFR 24.101(b)(1)-(5)
- More than a willing buyer and seller
- Typically requires informing the seller of the estimated property value (in writing) prior to making an offer
- Typically requires informing the seller that the property will not be acquired if negotiations fail
- Document a reasonable basis for the determination of market value
- Agency may negotiate freely (cost reasonableness standards apply)



Acquisition



All Other Real Property Acquisitions (typical steps noted - additional requirements apply)

- Appraisal
- Owner's opportunity to accompany the appraiser
- Review appraisal
- Offer of just compensation (no less than the appraised value)



Minimizing Displacement



CDBG/PRICE Rule

- Minimize the displacement of all persons

Residential Anti-displacement and Relocation Assistance Plan (RARAP)

- Required under section 104(d)
- Recipients minimize displacement of persons as a result of assisted activities



Minimizing Displacement



All Reasonable Steps to Minimize Displacement

- Can existing residents stay?
- Prioritize temporary moves over permanent
- Conditions of “staying” are reasonable
- Required that temporary moves < 12 months
- Real property *owners* who voluntarily participate are not displaced



Occupancy & Notices



Identify and track ALL occupants

- Occupancy lists:
 - At application
 - Initiation of Negotiations (ION)
 - Project completion
- General Information Notices (GINs) – As soon as feasible (i.e., at application or site selection if later)
- A written notice to those qualified to stay (e.g., NOND) – At ION
- Residential tenants who move after ION without having received a written notice will qualify as displaced
- Notices of Eligibility (NOEs) at ION and 90-day notices to displaced persons



Relocation



Advisory Services along with applicable Notices

Temporary Moves

- Cover out-of-pocket moving expenses to and from the project
- Provide temporary dwelling unit and pay increased rental costs for that unit
- Require temporary relocation < 12 months

Permanent Moves

- URA benefits for displaced residential & nonresidential persons
- Section 104(d) benefits for displaced lower-income tenants

Optional Relocation Assistance

- Persons wouldn't otherwise qualify as displaced, and/or
- Assistance beyond what is required by the URA & section 104(d)
- Requires a written policy available to the public that provides equal relocation assistance within each class of displaced persons



Relocation Payments - Displaced Persons



- **Moving Expenses**
 - Covers cost to move personal property up to 50 miles
- **Replacement housing payments (RHPs) for mobile homes:**
 - RHP for rented site
 - RHP for replacement dwelling unless dwelling is owned as personal property & can be moved & re-inhabited
 - Increased cost of renting a comparable unit for 42 months (renters)
 - Replacement unit cost in excess of the acquisition payment (owners)

Each computed under the applicable section in Subpart E of the URA regulation



Section 104(d) Relocation Payments



- Only for **lower-income persons** displaced from **rented dwelling units**
- Eligible tenants can choose URA or section 104(d) benefits
- Moving expenses are the same
- Section 104(d) also covers refundable security deposits & potential interim living costs
- URA RHP covers 42 months – Section 104(d) covers 60 months
- The RHP calculation is different!
- Section 104(d) provides **a payment to make a comparable replacement dwelling affordable** (at 30% of income) for 60 months



1-for-1 Replacement (24 CFR Part 42)



Lower-income dwelling unit

- A dwelling unit with a *market rent* below the applicable Fair Market Rent (FMR).

Demolition

Conversion

- Altering a housing unit so that it is:
 - No longer used as housing,
 - Still housing, but no longer a lower-income dwelling unit, or
 - Used as an emergency shelter.
- Excludes housing units owned and occupied by the same person before and after the project.

Replacement Plans must be made public & submitted to HUD (24 CFR 42.375(c))



Resources



URA the HUD Way

Eight-part Modular Training Course

1. URA Overview
2. Section 104(d) Overview
3. URA Planning & Budgeting
4. Real Property Acquisition
5. URA Residential Relocation
6. Nonresidential Relocation
7. Temporary Relocation
8. Administration and Oversight

Additional Resources

- www.hud.gov/relocation (website)
- [49 CFR Part 24](#) (URA Regulation)
- [24 CFR Part 42](#) (section 104(d))
- [HUD Handbook 1378](#) (Guidance)
- HUD's Acquisition & Relocation [Mailing List](#)



Questions and Answers



- Please type your questions using the chat feature in Webex.
- Under the HUD Reform Act, HUD cannot advise applicants on their application. The NOFO is the definitive source of information about application requirements.
- If your question is not answered during this session, please submit the question to PRICE@hud.gov
- PRICE NOFO FAQs will continue to be updated. Check the PRICE page on HUD.gov regularly for the most up to date FAQs.



Stay Tuned!



PRICE Website

https://www.hud.gov/program_offices/comm_planning/price

Grants.gov

<https://www.grants.gov/search-results-detail/352690>

HUD Exchange

<https://www.hudexchange.info/programs/manufactured-housing-and-price/>

