

**Date of Initiation of Negotiations (ION) for HUD Programs
(with Regulatory Citation)**

- A. 24 CFR 570.606(b)(3): "...if the displacement is the result of privately undertaken rehabilitation, demolition, or acquisition...the execution of the grant or loan agreement between the grantee (or State or state recipient, as applicable) and the person owning or controlling the real property." Is applicable to:
 - a. Community Development Block Grant (CDBG) Entitlement
 - b. Community Development Block Grant HUD-Administered Small Cities Program
 - c. Urban Development Action Grants (UDAG)
 - d. Special Purpose Grants
 - e. Section 108 Loan Guarantees
 - f. CDBG Insular Area Grants
 - g. Brownfields Economic Development Initiative (BEDI)
 - h. Economic Development Initiative (EDI)
 - i. State Community Development Block Grant Program
 - j. Neighborhood Stabilization Program (Public Law 110-289)
- B. 24 CFR 92.353(c)(3): "...to a tenant displaced...as a result of private-owner rehabilitation, demolition, or acquisition...the execution of the agreement covering the acquisition, rehabilitation, or demolition."
 - a. HOME Investment Partnerships Program (HOME)
- C. 24 CFR 574.630(g): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation, demolition, or acquisition...the execution of the agreement between the grantee and the project sponsor."
 - a. Housing Opportunities for Persons with AIDS
- D. 24 CFR 582.335(g): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation, demolition, or acquisition...execution of the agreement between the recipient and HUD, or selection of the project site, if later."
 - a. Shelter Plus Care (S+C)
 - b. Collaborative Initiative to Help End Chronic Homelessness (S+C and SHP)
- E. 24 CFR Part 583.310(g): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation, demolition, or acquisition...execution of the agreement between the recipient and HUD."
 - a. Supportive Housing Program (SHP)
 - b. Collaborative Initiative to Help End Chronic Homelessness (S+C and SHP)
- F. 24 CFR 576.59(f)(2): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation, demolition, or acquisition...execution of the agreement between the grantee and HUD."

- a. Emergency Shelter Grants (ESG)
- G. 24 CFR 972.130(b)(5)(iv): "...the date of HUD's approval of the conversion plan..."
 - a. Required Conversion of Developments from Public Housing Developments
- H. 24 CFR 972.230(g)(5)(iv): "...the date of HUD's approval of the conversion plan..."
 - a. Voluntary Conversion of Developments from Public Housing Developments
- I. 24 CFR 983.7(d): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation or demolition...execution of the agreement between the owner and the Housing Authority..."
 - a. Section 8 Project-based Certificate Program
- J. 24 CFR 1003.602(h)(3)(i): "...execution of the agreement covering the rehabilitation or demolition."
 - a. Community Development Block Grants for Indian Tribes and Alaska Native Villages
- K. 24 CFR 1000.14(h): "...execution of the agreement covering the rehabilitation or demolition..."
 - a. Indian Housing Block Grant Program (IHBG)
- L. 24 CFR 1006.375(c)(7): "...execution of the agreement covering the rehabilitation or demolition..."
 - a. Native Hawaiian Housing Block Grant Program (NHHBG)
- M. 24 CFR 290.17(d)(2): "...transfer of title to the purchaser..."
 - a. Disposition of Multifamily Projects
 - b. Up Front Grants
- N. 24 CFR 882.810(h): "...to a residential tenant displaced...as a result of private-owner rehabilitation or demolition...execution of the agreement between the owner and the Housing Authority..."
 - a. Section 8 Moderate Rehabilitation Single Room Occupancy (SRO)
- O. 24 CFR 886.338(h): "...to a residential tenant displaced...as a result of privately undertaken rehabilitation, demolition, or acquisition...owner's execution of the Housing Assistance Payments Contract..."
 - a. Section 8 Loan Management Set-aside for Projects with HUD-insured and HUD-Held Mortgages
- P. HOPE VI: In the absence of program regulations, ION was established via Notice CPD-02-08, and amended by CPD Notice 04-02: The ION date is the date HUD approves the Revitalization Plan, which includes any supplemental submissions

required by the HOPE VI Grant Agreement, following HUD's initial site visit to the development and as a result of HUD's review of the HOPE VI application. As of the date HUD approves the supplemental submissions and authorizes the PHA to proceed with implementation of the Revitalization Plan, all residents of the project are eligible for relocation payments or other relocation assistance in accordance with the URA. When PIH determines that there are circumstances under which a planned HOPE VI project is either so large, or is located in a community with such limited housing resources to absorb large numbers of residents who will be displaced by the project, that a single ION would be impracticable and/or detrimental to the efficient relocation of residents, demolition of the existing units, and reconstruction of the project, PIH may approve multiple ION dates based on phased demolition as proposed by a PHA in its Revitalization Plan. Each demolition phase should propose an ION date that is at least 6 months prior to the planned start date for demolition in that phase (e.g., for a demolition phase that will begin July 1, the proposed ION date should be no later than the preceding January 1). These phased ION dates will enable the PHA to concentrate advisory services and resources on assisting affected residents to find replacement housing in a timely manner as each demolition date approaches. PHAs may always opt to send Notices of Eligibility sooner than required, but these Notices must be sent no later than the established ION date for each phase.

- Q. 24 CFR 941.207(i): "...For conventional or acquisition projects: (i) Where the PHA purchases the real property through an arm's-length transaction ..., the seller's acceptance of the PHA's written offer to purchase the property ..., provided the PHA later purchases the property; or such other date, as may be determined by the PHA with the approval of the HUD...; or (ii) Where the PHA's purchase ... does not qualify as an arm's-length transaction..., the delivery of the initial written purchase offer from the PHA to the Owner.... However, if the PHA issues a notice of intent to acquire, and a person moves after that notice, but before the initial written purchase offer, the "initiation of negotiations" is the actual move of the person...; (2) For turnkey projects, HUD...approval of the PHA's proposal incorporating the developer's proposal, provided the contract of sale is later executed; or (3) For major reconstruction of obsolete projects, the PHA's issuance of the invitation for bids...."

a. Public Housing Development

- R. 24 CFR 968.108(h): "...the term initiation of negotiations means 45 calendar days before (1) the issuance of the invitation for bids for the project or (2) the start of force account work, whichever is applicable."

a. Public Housing Modernization