
CHAPTER 13
DISPLACEMENT AND RELOCATION

- 13-1 Introduction. In some cases, the temporary relocation of a tenant, or permanent relocation within the same building/complex, may be required to permit repair work to proceed. Other than eviction for cause, however, during the period HUD manages a property, displacement (a permanent, involuntary move) will be unusual. Applicable displacement policies are described in this chapter. Additional guidance is provided in HUD Handbook 1378 "Tenant Assistance Relocation & Real Property Acquisition". *
- 13-2 Coordination with Community Planning and Development (CPD) CPD is responsible for the oversight of HUD's relocation policies, including the provision of relocation training and technical assistance and monitoring. The DHM must assure that CPD relocation staff are kept informed about the status of properties in the inventory and consult with CPD about the timing and content of required notices to tenants. These steps are necessary to ensure that appropriate assistance is provided to property occupants and that there is no unintended displacement (and related relocation claims)
- 13-3 Temporary Relocation of Residents. Residents who will not be required to move permanently, but who must relocate temporarily, e.g., to permit property repairs, shall be provided:
- A. Reimbursement for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporarily occupied housing and any increase in monthly rent or utility costs. HUD may, at its option, perform the services directly or pay the cost of such services.
 - B. Appropriate advisory services, including reasonable advance written notice of:
 - 1. The date and approximate duration of the temporary relocation;
 - 2. The suitable, decent, safe, and sanitary housing to be made available for the temporary period;
 - 3. The terms and conditions under which the resident may lease and occupy a suitable, decent, safe, and

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sanitary dwelling in the building/complex following completion of the repairs; and

* 4. The right to the financial assistance described in paragraph A above. *

C. All other conditions of the temporary relocation that the resident undergoes must be reasonable.

13-4 Permanent Move within Building/Complex. A resident who is required to move to another unit in the same building/complex must be offered reimbursement for all out-of-pocket expenses incurred in connection with the move. All other conditions of the relocation that the resident undergoes must be reasonable.

13-5 Displacement Policy.

- A. Minimizing Displacement. Consistent with the other goals and objectives of the MFPD program, all reasonable steps must be taken to minimize the displacement of persons (families, individuals, businesses, nonprofit organizations and farms) as a result of the rehabilitation, demolition or sale of an MIP or HUD-owned project.
 - B. Displacement Covered by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) Policies (Sale related) whenever project-based Section 8 has been assigned to the project or the project sale is subsidized, a person displaced as a result of the sale or demolition or repair related to the sale is eligible for relocation assistance at the levels provided under URA. URA assistance is explained in HUD Handbook 1378, Tenant Assistance, Relocation and Real Property Acquisition. The DHM may contact CPD for information concerning that Handbook.
 - C. Displacement Not Covered by URA Policies (Management related). Displacement that results from an action necessary to implement HUD's management responsibilities as MIP or owner, e.g., acquisition by foreclosure or repair occurring during HUD management of the property, is not subject to the URA. However, a resident (family or individual) displaced by any such action is eligible for the following relocation assistance:
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1. Advance written notice of the expected displacement. The notice shall be provided as soon as feasible, describe the assistance and the procedures for obtaining the assistance, and contain the name, address and phone number of an official responsible for providing the assistance.
2. Other advisory services, as appropriate, including counseling, referrals to suitable, decent, safe, and sanitary replacement housing, and an explanation of the person's fair housing rights.
3. Payment for actual reasonable moving expenses, as determined by HUD.
4. For displaced families and individuals who are eligible for Section 8:

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- (1) The priority to relocate to a suitable, decent, safe, and sanitary dwelling unit in a HUD-owned multifamily project, in a public housing project, or in another HUD subsidized rental housing project; or
- (2) Assistance under the Section 8 Rental Certificate Program or the Section 8 Rental Housing Voucher Program, if the assistance is available.

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5. Such other Federal, State or local assistance as may be available.