



“The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended” is a cross-cutting federal law that establishes minimum requirements for the acquisition of real property for federally-funded programs and projects, and for the relocation of persons who must move from their homes, businesses, or farms as a direct result of **acquisition**, **rehabilitation**, or **demolition** for a federally-funded program or project. If any phase of a program or project is receiving federal funds, the entire project must comply with the URA standards to ensure affected persons are treated fairly and consistently.

## Guiding Principles: Acquisition

1. Ensure that owners of real property to be acquired for federally-assisted projects are treated fairly and consistently;
2. Encourage and expedite acquisition by agreement;
3. Minimize litigation and relieve congestion in the courts; and
4. Promote public confidence in federally-assisted land acquisition programs.

## Guiding Principles: Relocation

1. Provide fair, consistent, and equitable treatment of persons displaced by federally-assisted projects; and
2. Ensure displaced persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.

## Elements of an Effective URA Policy

The first step in managing the URA process is developing and implementing a written URA Policy. The essence of “good URA policy” for all grantees can be summarized as follows:

- Identify and clearly specify process to identify potential URA triggers and steps to be followed by the grantee or subrecipient to document compliance;
- Ensure General Information Notices are delivered as early as possible;
- Build strong case files for “displaced persons” to ensure all elements and actions are saved appropriately;
- Record the person’s relocation needs and preferences and through personal contact, document and thoroughly explain the person’s rights and options;
- Use a written agreement that clearly states the responsibilities of each party;
- Ensure the fair and equitable treatment for acquisitions and occupants of assisted properties;
- Keep good records;
- Have a quality assurance system that helps the grantee or subrecipient ensure compliance; and
- Procure a URA specialist/vendor if additional capacity is needed to effectively implement URA requirements.



### Voluntary Acquisitions

Voluntary Acquisitions depend on the circumstances and involve more than a willing buyer and seller

- Agencies may not threaten eminent domain
- Acquisitions which fail to meet 49 CFR 24.101(b)(1)-(5) must comply with all 49 CFR Part 24 Subpart B requirements



### Key Point

CDBG-DR recipients (TX GLO) are liable for (in)actions of any subrecipients. A clear URA Policy can guide subrecipient compliance with the URA.

## Key Requirements: Temporary Relocation

- Cannot exceed 12 months;
- Reimbursements for reasonable out-of-pocket expenses; and
- Temporary replacement dwelling was inspected to ensure housing that is decent, safe, and sanitary is satisfied.

## Key Requirements: Permanent Relocation

- General Information Notice, Notice of Eligibility, and 90-day written Notice to Vacate;
- Advisory Services;
- Moving expense payments;
- Comparable replacement housing;
- Replacement housing payments; and
- Housing of last resort.



### Joint Federal Projects

If a project includes multiple federal funding sources, contact HUD for a cognizant agency agreement to resolve differences in URA interpretations & policies. Where waivers are granted to CDBG-DR programs and other HUD funds are also used, the most restrictive regulations apply.

## URA Amendments

Congress has amended the URA three times (1987, 1997, & 2012). The most recent amendment, known as **MAP-21** (Public Law 112-141) was enacted in 2014 and must be followed. Some key changes of MAP-21 include:

- Increased residential and nonresidential monetary payments; and
- Reduced occupancy period to 90 days for homeowner-occupants.

Refer to [HUD Notice CPD-14-09](#) for full MAP-21 guidance.

### Common Compliance Issues

One of the key requirements for ensuring CDBG-DR funds are used appropriately in accordance with the URA is implementing a recordkeeping policy that is clear, consistent, and chronological. CDBG-DR grantees and their subrecipients must maintain documentation of required Notices and receipts, the appraisal process, establishment of just compensation, offer letters, a record of negotiations, administrative settlements, closing statements, and eminent domain filings. For more information, see HUD's Recordkeeping Handbook 1378, Chapter 6-3.