

VCDP SCATTERED SITE APPLICATION

Uniform Relocation Act (URA) Guidance Document

The federal Uniform Relocation Act (the “URA”) requires the VCDP and grantees to minimize the hardship of persons and to ensure the fair and equitable treatment of persons who are displaced as a result of federally-assisted projects.

The URA is a very complicated federal statute, and if you answer yes to any of the following questions, you need to become knowledgeable in the requirements of the statute.

- Does the project involve or have the potential to involve the acquisition, rehabilitation, demolition, or conversion of real property?
- Are there tenants or other occupants, including businesses, that will be affected by the project? If so, they must be notified of the proposed project in accordance with the requirements of the “URA”.
- Do the tenants of other occupants need to be relocated, either permanently (more than 12 months is considered permanent) or temporarily?
- Will there be a reduction of the number of housing units and/or bedrooms as a result of this project? If so, you will likely need to develop and submit a 1:1 Replacement Plan for approval with the application.

Temporary displacement shall be allowed only where the physical condition of the building requires extensive repair and/or the long-term disruption of essential systems, such as plumbing, heating, or electricity. The Subgrantee shall make this determination.

Please read through the federal regulations provided in Federal Regulations 24 CFR Part 42, Displacement, Relocation Assistance and Real Property Acquisition for definitions and the basic rules for compliance. Please also contact your CD Specialist and review the HUD Handbook 1378. This handbook provides a guide for compliance with the URA.