
**The State of West Virginia
Community Development
Block Grant Mitigation
(CDBG-MIT)
Capacity Building Session**



VIRTUAL MEETING NORMS



Today's presentation will be recorded and posted for future reference.



All participants will be muted by default.



We encourage participation in the following ways:

Use the "Questions" function to ask questions. This will allow WV CAD to have a written record of all questions.

Use "raise hand" button and WV CAD will unmute one participant at a time.



Following the meeting, any questions or comments can be emailed to CDBGmitigation@wv.gov



Register! Presentation slides will be emailed to participants who registered for the hearing.

Joined the presentation with a group? If you're sharing a computer or logging in with a group, we only have 1 person's contact info. Please provide us with the names and emails of others so they can continue to receive updates.



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CAPITAL ACCESS

The background features a dark blue, semi-transparent overlay on a photograph of architectural blueprints and several rolled-up documents. The blueprints show various technical drawings, including floor plans and structural details, with some text and lines visible. The rolled-up documents are positioned diagonally across the frame, adding a sense of depth and professional context.

RELOCATION CONSIDERATIONS & OVERVIEW

FOR CDBG-MIT INFRASTRUCTURE PROGRAMS



AGENDA

- Introduction to URA
- How Does URA Apply to Public Improvements?
- 15-Minute Break and Opportunity for Questions
- Overview of Critical URA Concepts
- Administration, Oversight & Reporting
- Additional Resources
- Questions

INTRODUCTION TO URA





WHAT IS URA?

- Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA)
- Objectives:
 - Provide fair, consistent and equitable treatment of persons displaced by federally assisted projects
 - Ensure displaced persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole
- Lead agency is the Federal Highway Administration (FHWA), a division of the U.S. Department of Transportation
 - This means URA is a cross-cutting regulation, like NEPA or Davis Bacon

KEY TERMS

Displaced Person	A person or business that is required to move from real property as a result of federally funded acquisition, demolition or rehabilitation of the real property
Eminent Domain	The right of a government or its agent to take over private property for public use, with payment of compensation
Fair Market Value (FMV)	The price real property would sell for on the open market
General Information Notice (GIN)	A notice that informs affected persons of the relocation assistance available to them, that they will be given 90-day notice to vacate at a later date, and informs them of their right to appeal decisions regarding their relocation benefits
Initiation of Negotiation (ION)	Informs property owner of the amount their property may be acquired for, based on appraisal and is only determined upon execution of a “legally binding agreement”
Notice of Intent to Acquire (NOI)	Informs affected persons that they may be displaced due to federally funded project, establishes date of eligibility for relocation benefits
Section 104(d) of the Housing and Community Development Act of 1974 (“One-for-One Replacement”)	A section of a federal law that requires CDBG and HOME grantees and subrecipients to take steps to minimize displacement and replace lower-income housing that is demolished with federal funds
Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA)	A federal law intended to ensure fair compensation and assistance for those affected by acquisition, demolition or rehabilitation of real property using federal funds

GRANTEE/SUBRECIPIENT REQUIREMENTS FOR REAL PROPERTY ACQUISITION UNDER URA

1. Establish and document whether voluntary or involuntary acquisition
2. Provide General Information Notice (GIN) to property owner and any current occupants
3. Use a third-party appraisal to determine and negotiate purchase price
4. Invite the property owner to accompany the appraiser during the property inspection
5. Provide the owner with a written offer (legally binding agreement) of just compensation and a summary of what is being acquired
6. Vacate and take title to property before taking possession
7. Record title and collect title insurance policy



GRANTEE/SUBRECIPIENT REQUIREMENTS WHEN CAUSING DISPLACEMENT UNDER URA

Residential Displacements:

- Provide relocation advisory and case management services to displaced tenants and owner occupants
- Provide replacement unit and benefit determination upon execution of agreement of sale
- Provide a minimum 90 days written notice to vacate prior to taking title to the property
- Pay or reimburse for moving expenses
- Provide payment for the added cost of renting or purchasing comparable replacement housing

GRANTEE/SUBRECIPIENT REQUIREMENTS WHEN CAUSING DISPLACEMENT UNDER URA

Non-Residential Displacements (businesses, farms and nonprofit organizations):

- Provide relocation advisory services and case management services
- Provide benefit determination upon execution of agreement of sale
- Provide a minimum 90 days written notice to vacate prior to taking title to the property
- Reimburse for moving and reestablishment expenses
- Although the URA does not require that a replacement site be available for displaced businesses, Agencies should develop solutions to minimize the adverse impacts of displacement.
- If no suitable sites are available, an eligible business may opt for a fixed payment in lieu of actual moving and reestablishment payments.

HOW DOES URA APPLY TO PUBLIC IMPROVEMENTS?





WHAT TYPES OF PUBLIC FACILITY OR INFRASTRUCTURE PROJECTS CAN TRIGGER URA?

- Acquisition of Real Property
- Acquisition of Right of Way or Easement
- Demolition
- Rehabilitation or Repair Work

WHAT IF THE PROPERTY IS ACQUIRED WITH NON-FEDERAL FUNDS?

- If the grantee or subrecipient intends to use federal funds in any phase of a project, URA requirements apply to all acquisition of real property and relocation of displaced persons or businesses for the project.
 - If a State or UGLG uses local funds for acquisition and CDBG-MIT funds for the remainder of the project, URA would still apply.
 - Even if federal funds were only used to fund architectural and engineering costs, URA would still apply.
- If the property was acquired with non-federal funds and there was no reasonable expectation of federal funds paying for any portion of the project at that time (i.e. prior to publication of a NOFA) then URA rules may not apply

WHAT MAKES ACQUISITION VOLUNTARY?

An acquisition is voluntary if the acquiring entity has eminent domain authority but will not use it and **ALL** of the following conditions are met:

1. The owner is informed in writing that the property will not be acquired using eminent domain if negotiations fail; AND
2. No specific site or property needs to be acquired; AND
3. The property is not part of a planned project area where most of the surrounding properties will be acquired; AND
4. The owner is informed in writing of the estimated fair market value.

WHAT MAKES ACQUISITION VOLUNTARY? (CONT.)

Alternatively, an acquisition may be voluntary if the acquiring entity does not have eminent domain authority and **BOTH** of the following conditions are met:

1. The owner is informed in writing that the property will not be acquired if negotiations fail (i.e. the acquiring entity does not possess eminent domain authority); AND
2. The owner is informed in writing of the estimated fair market value.

Note: Even when an acquisition is a voluntary decision by the property owner, tenants of the property are still entitled to relocation benefits as a result of the property owner's decision to sell.




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EMINENT DOMAIN

- FR-6109-N-02 prohibits use of CDBG-MIT funds for any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use as defined in the FR Notice
 - Must obtain special waiver from HUD and cannot proceed until waiver is published in FRN
 - This applies even if a State or UGLG has eminent domain authority
- Use of eminent domain adds considerable time to a project and requires additional process steps that are **not** covered in this presentation

COORDINATION TO AVOID OR PROPERLY BUDGET FOR URA NEEDS

- If possible:
 - Plan the project so that only voluntary acquisition is necessary (but remember, if property contains tenants they may still be entitled to relocation benefits)
 - Limit acquisition to vacant sites to avoid extra relocation costs (uses of site may still constitute a need for moving and related relocation costs if not voluntary)
- Include all relocation costs in the project budget as necessary
 - Relocation costs are generally eligible as project costs
 - Separation of costs tied to the relocation may meet the Low-Mod National Objective if tracked separately from the project costs
 - Consider DRGR setup prior to engaging in acquisition
- If the project involves ANY acquisition (voluntary or involuntary), find out early if there are occupants who may be entitled to relocation benefits
 - At initial meeting with owner, document and certify whether any current or recent lease agreements exist
 - Can also check for recent rental approval or registration, review appraisal for occupancy info, conduct site visit



COORDINATION TO AVOID OR PROPERLY BUDGET FOR URA NEEDS (CONT.)

- Make sure the program or project does not have an indirect impact that could cause displacement
- Work with architectural and engineering firms to identify potential alternatives to acquisition
 - If project requires acquisition of easements, can project be re-designed using only the existing site or publicly controlled land?
- If there are no workable solutions that avoid acquisition that may impact relocation needs, temporary or permanent, you need to be clear, consistent and proactive in both when you communicate with that group and how you budget for your costs to acquire and relocation
- It can take 1-2 years to complete the steps necessary, longer if eminent domain is involved

EASEMENTS & RIGHT-OF-WAYS

- Be sure to verify ownership of all easements during the project planning stage—do not assume an easement is publicly owned!
- Acquisition of easements is generally an involuntary acquisition due to the site-specific nature of projects that require easement acquisition
- If the URA is triggered for the acquisition of a temporary easement for a public improvement, that purchase should be treated in the same way as any other covered acquisition, including notices, valuation and owner compensation
 - Appraisal not required if it is an uncomplicated valuation and market value is estimated to be less than \$10K based on a review of available data, but must complete a waiver valuation and retain in project file
- Relocation assistance is generally not provided for easement acquisition unless it restricts current use or occupancy of the site
- Provide HUD brochure “When a Public Agency is Interested in Acquiring an Easement”

KEY QUESTIONS TO ASK DURING PROJECT PLANNING

- Is the property privately or publicly owned?
- Is the property occupied by an owner-occupant and/or tenants?
- Are there other potential ways to complete the project if a property owner does not wish to sell?
- Is the acquiring entity able and willing to use eminent domain to acquire the property if necessary?
- Is there enough time, staff and budget to procure an appraiser, complete an appraisal and review appraisal, negotiate with the property owner, and give the occupants time to relocate?
- Is the property subsidized or are there any affordability restrictions?
 - See Section 104(d) waivers and requirements

DOES SECTION 104(D) APPLY TO CDBG-MIT PROJECTS?

- Section 104(d) of the Housing and Community Development Act of 1974 is applicable to CDBG and HOME. For CDBG-DR and MIT, alternative rules apply.
- Section 104(d) requirements include:
 - Residential Anti-displacement and Relocation Assistance Plan (RARAP)
 - Relocation Assistance for Displaced Lower-income Persons
 - One-for-One Replacement of Lower-income Dwelling Units
- FR-6109-N-02 (the main CDBG-MIT Federal Register Notice) waives the One-for-One Replacement requirements for disaster-damaged dwellings and the relocation payment requirements (URA relocation payment requirements are still in effect)
 - Grantees and subrecipients are still required to have a RARAP in place!

15-MINUTE BREAK

QUESTIONS SO FAR?



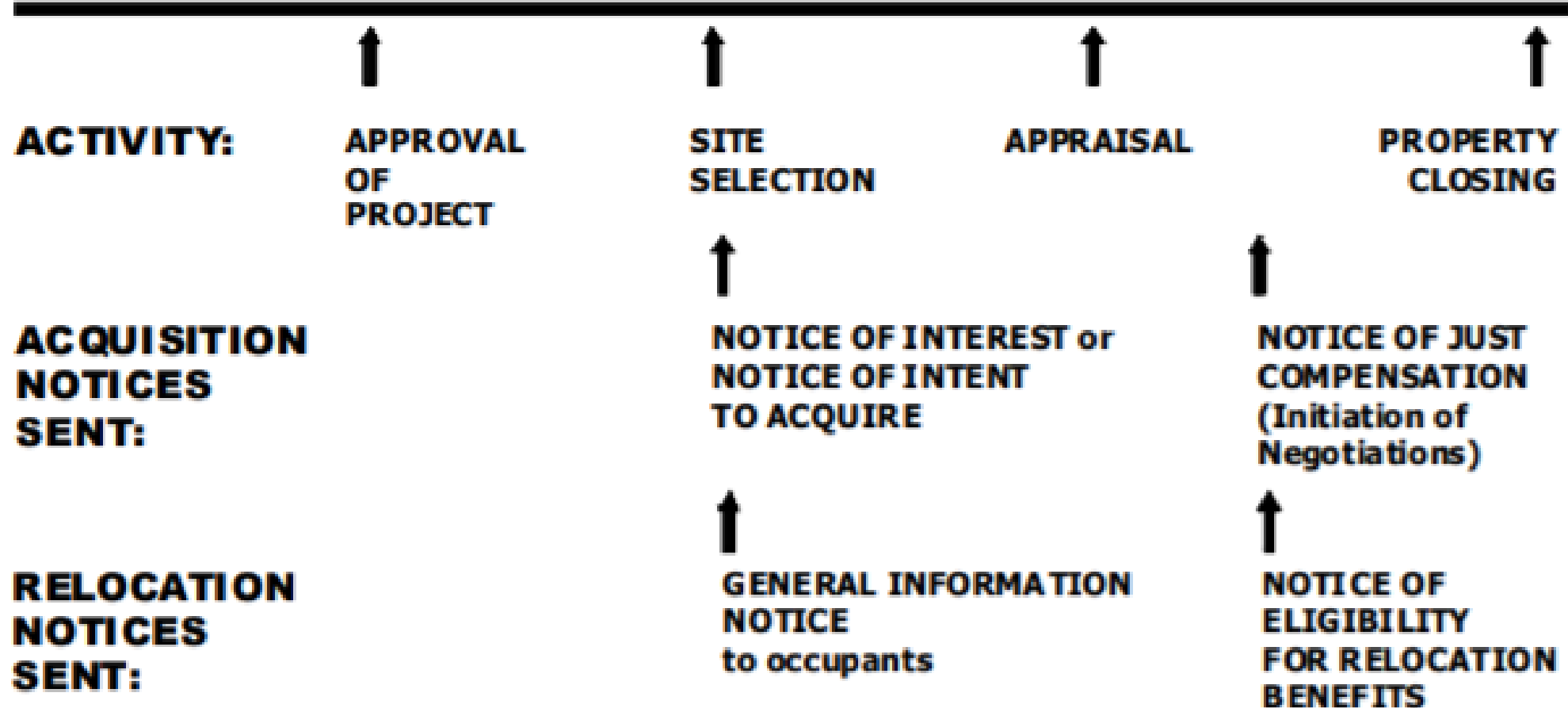
OVERVIEW OF CRITICAL URA CONCEPTS



ACQUISITION ARC

1. Project acquisition and any displacement needs are identified
2. Ownership and occupancy information collected for acquisition sites
3. Notify owner of interest in acquiring the real property (voluntary or involuntary)
4. Obtain appraisal(s) for each property to establish fair market value
5. Review appraisal for accuracy and be clear about policy for negotiations
6. Establish and offer letter for just compensation based on fair market value (share appraisal if requested)
7. Terms and purchase agreement executed (Initiation of Negotiations – ION)
8. Settlement scheduled and any relocation benefits for tenants offered and relocation coordinated with 90-day notification

URA TIMEFRAMES FOR NOTICES





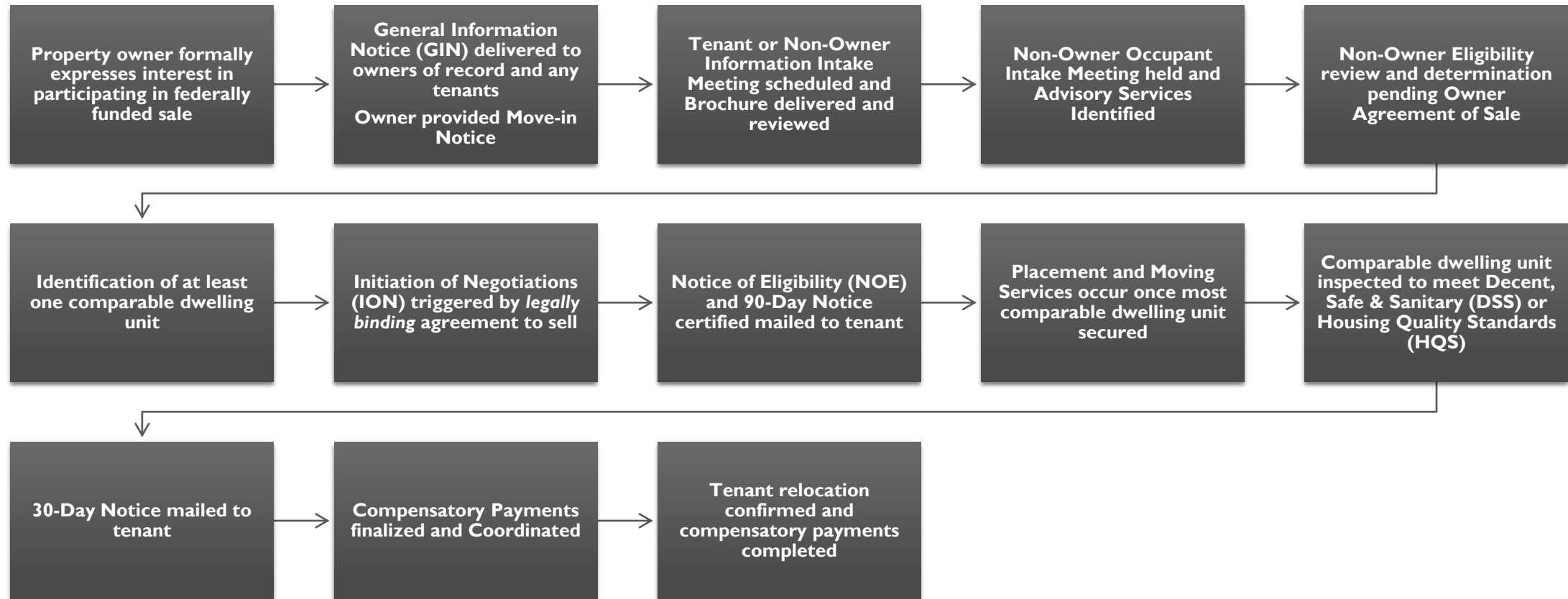
SEVERAL DIFFERENT TYPES OF DISPLACEMENT BENEFICIARIES DEPENDING ON VOLUNTARY ACQUISITION TERMS AND TYPES OF OCCUPANTS

- Owner and occupant (primary resident)
- Tenant of private owner
- Business property owner occupant
- Business tenant

DIFFERENT TYPES OF RELOCATION BENEFITS

- Permanent (one benefit for comparable dwelling, one for moving expenses)
- Temporary (includes all reasonable out-of-pocket expenses including moving)
 - Temporary may become permanent after 12 months

BASIC TENANT RELOCATION PROCESS





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WHO IS A DISPLACED PERSON/HOUSEHOLD?

- An individual, family, partnership, association, corporation, or organization, which moves from their home, business, or farm, or moves their personal property, as a direct result of acquisition, demolition or rehabilitation for a federally funded project
- Displaced persons are eligible for relocation assistance under the URA
- Displacement status is related to Notice of Intent—tenants who move in after NOI or even after ION date must be provided a Move-In Notice or they are entitled to relocation benefits

WHO IS NOT CONSIDERED DISPLACED?

- Generally, persons not displaced are not eligible for relocation assistance under the URA. Examples of persons not displaced include, but are not limited to, those who:
 - Are temporarily relocated from their dwellings for less than 12 months during rehabilitation or demolition
 - Are not lawfully present in the U.S.
 - Have no legal right to occupy the property under state or local law (e.g. squatters)
 - Have been evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable Federal, State or local law, or other good cause, where the grantee or subrecipient determines that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance
 - Moved in after the NOI date and were provided a Move-In Notice advising that they would not be entitled to relocation benefits

SUMMARY OF REQUIRED RELOCATION DOCUMENTS AND NOTICES

Notice of Intent to Acquire (NOI)	Informs affected persons that they may be displaced due to federally funded project, establishes date of eligibility for relocation benefits
General Information Notice (GIN)	Informs affected persons of the relocation assistance available to them, that they will be given 90-day notice to vacate at a later date, and informs them of their right to appeal decisions regarding their relocation benefits
Move-In Notice	Form Letter Provided to Owners to inform any new tenants who move in after NOI date that they are not entitled to relocation benefits.
Initiation of Negotiations (ION)/Offer of Just Compensation	Informs property owner of the amount their property may be acquired for, based on appraisal and is only determined upon execution of a “legally binding agreement”
Notice of Relocation Eligibility (HUD form 40054)	Informs persons that they will be displaced by the project and establishes their eligibility and maximum amount of relocation assistance—sent ASAP after ION date
90-Day Notice	Informs displaced persons of the earliest date by which they will be required to move and is subject to the readiness for the owner and buyer ready to go to closing. This notice may not be issued unless a Notice of Relocation Eligibility and comparable replacement dwelling is available and the displaced person is informed of its location and has sufficient time to lease or purchase the property.



DELIVERY OF NOTICES

- Notices must be in plain, understandable language.
- Translation and counseling services are to be provided as appropriate.
- Each notice must indicate the name and phone number of a contact person for questions or other needed help.
- Each notice must be personally served or sent by certified or registered first-class mail, return receipt requested, and documented in case files.

WHAT IS THE NOTICE OF INTENT TO ACQUIRE PROPERTY (NOI)?

- Written notice to all persons being displaced due to a federally funded project that establishes a firm date for eligibility for relocation benefits
- The NOI is not the same as a notice to the property owner informing them that you are interested in acquiring the property—the NOI is provided to displacees (with a copy to the property owner)
- Should advise property owner that any tenants who move in after the date of the NOI:
 - Will not be entitled to relocation assistance from the acquiring entity, and
 - Must be provided a Move-In Notice by owner or owner will be responsible for paying relocation costs (if provided a Move-In Notice, tenant is not entitled to relocation benefits)
- NOI must be personally served, sent by certified mail or other method where receipt can be documented – case file must indicate the delivery method and the date of delivery

WHY IS THE NOTICE OF INTENT IMPORTANT?

- The goal of the Notice of Intent is to establish a fixed date after which occupants are not entitled to relocation benefits
- It is critical to coordinate the NOI with other public communication about the project such as publication of an Action Plan, NOFA, or even news articles. If word gets out that a project will cause displacement, that date becomes the effective NOI date. Any occupants who move out due to being improperly informed about displacement are entitled to relocation reimbursement and efforts must be made to locate them.
- If not done properly, Notice of Intent can create multiple displacements per unit based on timing:
 - Those that were there at time of Notice of Intent but prior to notification regarding URA (moved uninformed)
 - Those that were there at the time of voluntary acquisition/negotiation (and might move uninformed prior to ION)
 - Those that were there at time of ION but did not receive prior notices



NOTICE OF INTENT BEST PRACTICES

- Send NOI as soon as it is known that the project will cause displacement, and before the Initiation of Negotiations (ION)
- If displacements will occur at multiple addresses, send all NOIs at the same time to establish a single NOI date—this keeps the relocation process orderly, minimizes adverse impacts on displaced persons and expedites project advancement and completion
- Advise owner and any current occupants not to move because of pending acquisition until Initiation of Negotiations and not to stop paying rent. However, if tenant leases were already set to expire or tenants choose to move for personal reasons, this is their right and you are not required to assist them. You should document that they moved “informed.”

MOVE-IN NOTICE

- Owner must provide to any tenants if owner wants temporary tenants to move in after the date of the NOI but prior to or after ION.
<https://www.hud.gov/sites/documents/I378X29CPDH.PDF>
 - The Move-in Notice should be personally served and certified as received, sent by certified mail or other method where receipt can be documented
 - Must be provided to tenant before they sign a lease and/or move in
 - Informs tenant that they will not be entitled to relocation benefits and may have to move if notified if they choose to move in after the date of the NOI
- * Recommendation that Purchase Agreement includes a clause that Owner is responsible for repaying relocation benefits if tenants move in after NOI and do not receive Move-In Notice

GENERAL INFORMATION NOTICE (GIN)

- Provides information about the relocation assistance available, advises displaced person that they will be given 90-day notice to vacate at a later date, and informs them of the right to appeal decisions regarding their relocation benefits
- The GIN should advise occupants not to stop paying rent and not to move without contacting Case Manager
- Case Manager (NOT landlord) should provide GIN to occupants
- Must be personally served and certified as received, sent by certified mail or other method where receipt can be documented
- Should be accompanied by HUD brochure
- Case file must indicate the method by which the notice was delivered and the date of delivery

ESTABLISHING FAIR MARKET VALUE (FMV)

- Appraisal is not required for voluntary acquisition but is strongly recommended, especially for complex transactions
- If an appraisal is not performed, an estimate of the property's fair market value must be developed by someone with knowledge of the local real estate market (not recommended unless using on vacant land likely to be valued under \$10,000)
 - The case file must include an explanation, with reasonable evidence, of the basis for the market value
- The grantee/subrecipient then uses the fair market value to prepare the Offer of Just Compensation, which cannot be less than the FMV
- The Offer of Just Compensation must be personally served and certified as received, sent by certified mail or other method where receipt can be documented
- Case file must indicate the method by which the offer was delivered and the date of delivery

APPRAISAL AND REVIEW APPRAISAL

- An appraisal by a qualified, independent appraiser is required for involuntary acquisition unless the property is donated by the owner or the estimated value is below \$10K
- The property owner must be given the opportunity to accompany the appraiser
- The appraisal must include:
 - An adequate description of the physical characteristics of the property,
 - All relevant approaches to value consistent with federal and state appraisal practices,
 - Description of comparable sales,
 - Statement of the property's value, and
 - The effective date of the valuation/appraisal and the appraiser's signature and certification.
- A review of the appraisal must then be documented by a separate appraiser or qualified staff to ensure the appraisal meets all applicable requirements

INITIATION OF NEGOTIATIONS (ION)

- The ION is not a form but a Milestone documented by an offer (states) or legally binding agreement to purchase the property. Eligibility for relocation benefit payments - Notice of Eligibility OR Notice of Ineligibility / Denial of Benefits must be issued to all occupants after ION is achieved.
- Unless a different action is applicable as specified in CDBG/HOME regulations, ION is the following:
 - When displacement results from the acquisition of the real property by a State Agency, the ION means the delivery of the initial written offer of just compensation by the Agency to the owner to purchase the real property for the project.
 - In the case of permanent relocation of a tenant as a result of an acquisition of real property described in Sec. 24.101(b)(1) through (5), the initiation of negotiations means the actions described in Sec. 24.2(a)(15)(i) and (ii), except that such initiation of negotiations does not become effective, for purposes of establishing eligibility for relocation assistance for such tenants under this part, until there is a written agreement between the Agency and the owner to purchase the real property (voluntary acquisitions).

SETTING THE GOAL POSTS



Outcome: An organized, compliant relocation process that avoids waste and minimizes stress for both the displaced person and the grantee.

KEY CONSIDERATIONS FOR PURCHASE AGREEMENT

- An offer letter is not a legally binding agreement! Please do not rely on an owner accepting the initial offer letter and appraisal (if requested) as the conditions of sale!
- The Purchase Agreement should identify any penalties for breaking agreement (repayment of URA processing) and establishes an ION date.
- Identifies the responsibility and form to use (Move-in Notice) should the owner continue to rent property after purchase agreement should the time to closing require delays. This is a consideration even if the property is vacant or if tenant relocation is conducted but time remains prior to property closing.
- Clarifies when tenant relocation is ready to occur (when both parties are ready to set a settlement date)
- Don't wait to clear title liens to sign purchase agreement. Only wait if ownership of the property is in question (un-probated estate)
- Owners may want to hold off on tenant relocation until clear title allows for closing to occur
- Timing and communication is everything!!

ADVISORY SERVICES

- Under URA, displaced persons are entitled to advisory services
- Advisory services are often conducted by a case manager specializing in relocation
- As part of advisory services, the URA case management team must:
 - Explain relocation eligibility steps and requirements
 - Answer questions including information in GIN
 - Establish whether translation services required
 - Clarify timing of eligibility for benefits, move and need to maintain lease terms and status (eviction could disqualify eligibility)
 - Inspect existing rental property conditions and amenities to establish comparable dwelling criteria
 - Conduct personal interview to identify any special considerations for later processing needs: current utility arrangements, reasonable accommodations/accessibility, pets, preferences such as school districts or access to place of employment, existing rent assistance programs such as vouchers, possible interest/ability to convert rental housing payments into down payment on home, etc.

COMPARABLE DWELLING UNITS AND HOUSING OF LAST RESORT

- Case manager must identify at least one, and preferably three, dwelling units that are comparable to the one from which an individual is being displaced
- The comparable dwelling units must be decent, safe and sanitary according to local housing codes and within the individual's financial means (or HQS for tenants going into subsidized units)
- Comparable dwelling must be identified to establish the program defined “most comparable” unit to establish a maximum relocation benefit amount. The case manager provides the individual a Notice of Eligibility for Relocation Assistance that includes the cost and location of the comparable dwelling units. The selected comparable dwelling may be one the owner or tenant identifies chooses.
- If no comparable dwelling units are available within the individual's financial means, the individual may be provided “housing of last resort” that exceeds the maximum replacement housing payment allowed under the URA
 - The justification for providing housing of last resort must be documented in the case file
 - This is also used when subsidizing rents that exceed the \$7,200 threshold (see [CPD Notice 14-09](#))

ADMINISTRATION, OVERSIGHT & REPORTING





POLICY AND PROCEDURE

- Still need relocation policies and procedures even if not intending to provide relocation
- Can adopt State policy but may need to modify procedures for your local or project needs and capacity or method for implementation
- Section 104(d) requires grantees to certify in their Action Plan that they have a Residential Anti-Displacement and Relocation Assistance Plan (RARAP)
- Before paying relocation benefits, grantee must inquire of Housing Authority to see if there are unused vouchers available that could be used for displaced LMI tenants.



ADMINISTRATION, OVERSITE AND REPORTING

- Grantee/subrecipient must still document URA compliance even if relocation is not required. Examples of URA compliance may include:
 - Site visit photographs showing property or site is vacant
 - Documentation of voluntary acquisition (GIN and NOI)
- Grantee or subrecipient must maintain a case file for each address that is part of the project
- Records must be maintained for five years after project or program closeout date or date the relocatee has received all financial assistance due

ADDITIONAL RESOURCES





KEY FORMS FOR URA PROCESSING

- General Information Notice (GIN) and signed Receipt of GIN
- Advisory Services Brochure, HUD Relocation Brochure, FAQ
- Tenant Information Form and associated intake documents
- Notice of Relocation Eligibility (NOE)
- 90-Day Notice or Combined Notice (90-Day Notice issued along with NOE)
- Selection of Most Representative Comparable Dwelling (HUD 4006 I)
- 30-Day Notice
- Rental Assistance or Down Payment Assistance Form (HUD 40054)
- Residential Claim for Moving and Related Expenses (HUD 40058)
- Replacement Dwelling DSS Inspection Report or HQS Report
- File Closeout Checklist

USEFUL LINKS

- 49 CFR Part 24: <https://www.govinfo.gov/content/pkg/FR-2005-01-04/pdf/05-6.pdf>
- HUD Handbook 1378: https://www.hud.gov/program_offices/administration/hudclips/handbooks/cpd/13780
- FR-6109-N-02 (CDBG-MIT Main Notice): <https://www.govinfo.gov/content/pkg/FR-2019-08-30/pdf/2019-18607.pdf>
- “URA the HUD Way” Training Modules: <https://www.hudexchange.info/trainings/ura-the-hud-way/>
- Real Estate Acquisition and Relocation Overview on HUD Exchange: <https://www.hudexchange.info/trainings/ura-the-hud-way/>
- CPD Notice 14-09: <https://www.hudexchange.info/resource/3853/notice-cpd-14-09-effective-date-for-map-21-changes-to-ura/>

QUESTIONS?



THANK YOU!

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