

**Tab 26 Displacement/Relocation Notices and Assistance Plan**

**REVISED 1-30-2025**

If the project is requesting Federal funding from the Agency including but not limited to PennHOMES and National Housing Trust Funds, the Uniform Relocation Act will apply. Additionally, Owners of occupied developments must submit the appropriate Displacement/Relocation Notices as required in the instructions.

Owners of occupied developments must also prepare a Residential- Anti-displacement and Relocation Assistance Plan and should review the following Code of Federal Regulations (CFR):

Uniform Relocation Act	49 CFR Title 24
Displacement, Relocation, and Acquisition	49 CFR Title 24 Part 583.310
Displaced Persons Definition	49 CFR Title 24.2
Displacement of Residents and Relocation Assistance	49 CFR Title 24 Part 290.17
Cross-Cutting Relocation and Displacement Regulations	24 CFR Part 42
HUD's Real Estate Acquisition and Relocation Website	<a href="http://www.hud.gov/relocation">www.hud.gov/relocation</a>

A submission of the following documents is required to ensure compliance with the Uniform Relocation Act:

- 1) A 90-day written notice is required for permanent or temporary displacement. Provide a template of the notice.
- 2) The notice should include the resident's move-out and return date. Provide a template of the notice.
- 3) Appropriate advisory services should be provided to the residents. Provide the title of the dedicated staff member(s) who will coordinate and assist residents with relocation services.
- 4) The developer must specify whether the resident will be permanently or temporarily displaced. See *49 CFR Title 24.2* for the definition of displaced persons.
- 5) When comparable housing cannot be located, the developer must adhere to the housing of last resort rule in which the replacement housing can exceed the URA maximum amounts. See *49 CFR Part 24.404*
- 6) The relocation plan should establish how the owner will pay for reasonable out-of-pocket expenses such as moving costs to and from the unit and any increased monthly housing expenses.
- 7) The owner should provide the address of any temporary housing unit(s) and the number of bedrooms per unit. If the owner is providing the temporary housing units.
- 8) The Terms and Conditions of the lease and for the resident to occupy the unit upon completion of the project.

**Note:**

Section 104(d) of the Housing and Community Development Act requires that there is a one-for-one unit replacement. HOME triggers this rule.

Section 104(d) extends the rental assistance payments from 42 months to 60 months.

Temporary Relocation can be up to one year. Beyond one year the owner must utilize the protocol for Permanent displacement and provide the resident with replacement housing, and moving assistance, and a support coordinator must be available.

Permanent relocation requires 42 months to supplement the payment difference between the cost of monthly rent and utilities, up to \$7200.