

CITY OF MINNEAPOLIS
CPED MULTIFAMILY - PROCEDURES FOR RELOCATION
Revised April 4, 2007

The Uniform Relocation Assistance and Real Property Acquisition Act (URA) rules as of 1970, as amended, final rule effective 2/03/05 (www.hud.gov/relocation) applies to all federally-funded activities, including Affordable Housing Trust Fund (AHTF), Affordable Ownership Housing Program (AOHP), Higher Density Corridor Program, and Non Profit Development Assistance.

The 2004 Minneapolis Relocation Policy applies to all private development receiving direct (e.g., loan, grant) or indirect (e.g., Industrial Revenue Bonds, Housing Revenue Bonds) City financing, including Neighborhood Revitalization Program financing which will result in the displacement of residential or business tenants.

The new URA rules apply to any federally funded project involving real property acquisition, rehabilitation or demolition and the displacement of persons resulting from these actions when the date of Initiation of Negotiations (ION) occurs on or after 2/3/05.

The internal CPED Multi-Family process for relocation compliance (where the developer is undertaking the relocation) is described below:

The AOHP, AHTF and Emergency Shelter Grant (ESG) RFPs notify prospective applicants that the URA rules apply. It is the applicant's responsibility to learn about the federal rules associated with the federal funds and how they apply to their proposed project.

The application must include the relocation proposal (e.g. temporary vs. permanent relocation), who is responsible for the relocation work, identification of tenants/owners (both commercial and residential), the moving plans of all tenants, the estimated cost and so forth. This plan shall be sent to the Relocation Coordinator during the review/analysis phase of the funding application for review and comment.

Once a project has been approved for funding, the relocation requirements shall be discussed as soon as possible with the applicant. The final detailed relocation plan must be submitted and approved by the CPED Relocation Coordinator prior to closing. If there is temporary/permanent off-site relocation, the property must be inspected by the assigned CPED construction management specialist so as to be decent, safe and sanitary. Detailed records must be kept by the developer and provided to the project coordinator and relocation coordinator.

Note: for direct CPED acquisition (Higher Density Corridor Program, etc.), The CPED PC and Relocation Coordinator will oversee and administer the relocation.

The URA regulations define "displaced person" to include any person who moves from the real property or moves his or her personal property from the property as a direct result of rehabilitation or demolition FOR a project. HUD has interpreted the word "FOR" to mean that the precipitating activities (e.g. acquisition, rehabilitation or demolition)

need not themselves be Federally assisted so long as this consequent displacement is integrally related to a program or project which will receive Federal financial assistance.

Note that many projects could also trigger URA Section 104(d) "One for One" requirements as follows:

As described in the material linked below, there is a public notice requirement - it must be published prior to demolition or conversion. There is also required notice to HUD. Individual PCs shall follow up with the required paperwork for properties they are acquiring, or for any projects receiving federal AHTF or AOHP funds in cases where occupied or vacant, habitable property is demolished or converted. Section 104 (d) also requires a longer (60 month) relocation replacement housing benefit to the displaced tenants. See link below for additional info.

<http://www.hud.gov/offices/cpd/affordablehousing/training/web/relocation/section104d.cfm>