



Rural Development

March 8, 2018

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Acting Administrator

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TO: State Directors
Rural Development

ATTN: Community Programs Directors

FROM: Curtis M. Anderson /s/ *Curtis M. Anderson*
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SUBJECT: Uniform Relocation Assistance and
Real Property Acquisition Policies Act

INTRODUCTION

The purpose of this guidance is to inform staff of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and how it relates to Community Facilities (CF) projects. There is no previous guidance on this topic.

IMPLEMENTATION

When an applicant signs the SF-424, Application for Federal Assistance, they are certifying that, along with any other resulting terms, they will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). As amended, URA relates to the public acquisition of real property. Most acquisitions of real property by a public agency for a Federal project or a project in which Federal funds are used are covered by the URA. Our borrower is responsible for ensuring compliance.

BACKGROUND

Title II of the URA requires that certain relocation payments and other assistance must be provided to families, individuals, businesses, farms, and nonprofit organizations when they are displaced or their personal property must be moved as a result of a project that is covered by the URA. Compliance may involve providing just compensation for acquired property, rental assistance, payment of non-refundable security deposit, moving expenses, and down payment assistance to displaced persons. Efforts must be made to inform the borrower of this

EXPIRATION DATE:
March 31, 2019

FILING INSTRUCTIONS:
Community Programs

responsibility any time a project will displace or eliminate housing units. It is recommended we work with housing advocacy groups to obtain a list of acceptable URA Consultants that can work with our borrower to ensure URA compliance. While occasions have been few, there have been Community Facilities projects that were required to provide compensation under URA. Depending upon the project, the cost of the relocation assistance can be substantial and can financially impact our borrower.

SUMMARY

Acquisitions of real property by a public agency for a Federal project or a project in which Federal funds are used are covered in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA). Our borrowers are responsible for ensuring compliance with this Act. More information on the URA can be found in the Federal Register at [49 CFR Part 24](#) or at [HUD's website](#).

If you have any questions, please contact Jennifer Sass, Asset Risk Management Specialist, Community Facilities Programs at jennifer.sass@wdc.usda.gov.