



Social Sustainability
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UNIFORM RELOCATION ACT REQUIREMENTS

Acquisition & Rehabilitation under the Fort Collins CDBG/HOME Programs

Any applicant requesting CDBG/HOME funds for the acquisition and/or rehabilitation of housing or public facilities must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

If the applicant is requesting funds for acquisition or real property it must comply with the following:

URA Voluntary Acquisition Notice:

Applicants must not have a property under contract at the time of application, as any contract negotiations must include the required notice provisions:

- The proposed acquisition may include federal funds
- The applicant must disclose whether or not they have ability to take the property by eminent domain, and if so, they don't intend to use it. Either,
 - the sale must be voluntary, or
 - If the applicant cannot document the sale is voluntary, the City will evaluate for eligibility under Subpart B
- An estimate of fair market value which was established through HUD's documentation standards for appraisal/appraisal review

The buyer should provide the seller with the required information before making an offer. If, for any reason, the seller is not informed of these facts, and the sale is not closed, the seller should be immediately informed and allowed to withdraw from the purchase agreement without penalty.

Note: This requirement applies to properties currently owned by the applicant that will transfer to a tax credit partnership for the purposes of Low Income Housing Tax Credit (LIHTC) development

For any property occupied by either a commercial or residential tenant, the applicant must comply with the following:

General Information Notice Requirements:

A General Information Notice (GIN) must be delivered to the tenants as soon as feasible after application for federal funds is submitted.

The City will request a tenant census at the time of application. The applicant will be required to verify that any tenants who moved after the time of application for federal funds were provided with the GIN prior to move-out, and that the termination of tenancy was voluntary. If any form occupants is determined to have been displaced in order to propose a vacant unit for federal assistance, the occupant will be deemed eligible for relocation assistance.

Upon project completion, the applicant will be required to verify residents did not receive an increase in rent as a result of the project.

Guide forms and assistance with the compliance of these regulations can be obtained at https://www.hud.gov/program_offices/administration/hudclips/handbooks/cpd/13780