

RELOCATION DISASTER GUIDELINES FOR COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) & UNIFORM RELOCATION ACT (URA) PROGRAMS

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With so many natural disasters occurring around the country, federal agencies address how these situations should be handled in order to treat persons affected equitably and fairly to replace what was lost or destroyed. Community Development Block Grant-Disaster Recovery (CDBG-DR) funds must be used for "... necessary expenses related to disaster relief, long-term recovery, housing, and economic revitalization..."



Any agency embarking on mitigating results of a disaster must first develop an Action Plan. This plan would describe what guidelines the agency will follow and how it will carry out a project. It would be prudent for the consultant to advise the client/agency of what the Action Plan guidelines require.

Complying with the project's need will determine if waivers and alternatives are required, or waivers may be mandated by Housing & Urban Development (HUD). Additionally, commonality between CDBG-DR and Uniform Relocation Act (URA) guidelines should be determined.

The Stafford Act §414 Relocation Assistance (42 U.S.C. 54181) is a URA regulation providing relocation eligibility assistance to tenants displaced from a home that has been destroyed by a storm, or nearly so... When tenants are displaced and not in occupancy, good faith efforts must be made to locate them and those efforts "must" be documented in the Relocation Contact Log with any results of the searches, and sources of any investigation used to locate former tenants.

Specific notices outside of the "normal" URA relocation program are required to provide prospective tenants; namely, notices of Nondisplacement and Move-In Notices.

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When tenants are temporarily relocated because of a storm disaster; they are expected to return to the project. Temporary, decent, safe and sanitary replacement housing must be provided, and any reasonable out-of-pocket expenses incurred by the tenant will be reimbursed by the agency.

Temporary relocation is commonplace for HUD programs; however, temporary relocation should not exceed 12 months.

There may be instances where tenants are displaced permanently and unable to return to their previous residence. When this occurs, relocation assistance would be provided in addition to the temporary relocation costs already paid. Additionally, the project must ensure tenants are not relocated back into a designated flood zone to qualify for relocation benefits.

Failure to document all basic acquisition/relocation policies could result in potential HUD/URA findings; including, but limited to the following:

- Evidence of delivery for all URA required notices.
- General Information Notices.
- Notice of Relocation Eligibility.
- Incorrect calculations of Replacement Housing claims.
- Maintaining documented Tenant Contact Logs.
- Notice to Owner (as soon as site is identified for federal activity)

Governing regulations for CDBG-DR and URA programs can be found in:

- 49 CFR 24 – URA
- 24 CFR 42 – 104(d)
- 24 CFR 570 – CDBG
- Section 414 of the Stafford Act

For further information on nationwide flood risk data, [click here](#).