

Bourne and Kenney - Resident FAQ: URA

1. What is the URA and why does it matter to me?

*The Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) is a federal law that protects people when a federally funded project causes temporary or permanent moves. It sets minimum rights, notices, moving help, and standards for “comparable” housing. The government-wide URA regulation is at **49 CFR Part 24** and was updated by a **final rule on May 3, 2024 (effective June 3, 2024)**.*

2. Can relocation start anytime?

No, relocation generally cannot begin until HUD authorizes it for your project.

3. Will I have to move out during construction?

The goal is tenant-in-place work. If a short move is needed (e.g., to a temporary “swing” unit), the property will provide temporary accommodations and you will have the right to return when work is done. Whether and how long you move depends on the construction plan and safety.

4. What notices will I get, and when?

- *Early **information notices** and resident meetings during planning.*
- *A **Notice of Relocation** before any move that explains your timeline and benefits.*
- ***Advance written notice** of at least **30 days** for moves lasting **one year or less**, and at least **90 days** for moves lasting **more than one year**.*

5. What help do I receive if I’m temporarily relocated?

Temporary housing must be decent, safe, and sanitary, reasonably close, and affordable to you. The project pays reasonable moving costs and any temporary increased housing costs so you are not paying more because of the relocation. You’ll also receive advisory services to plan and carry out the move.

6. Will I lose my lease?

No. Current residents keep assistance, and will return to a suitable unit once work is complete.

7. What if I have a disability, use medical equipment, or need language help?

You are entitled to reasonable accommodations (e.g., accessible swing units, help with

packing) and meaningful language access. Tell the relocation team what you need so plans can be made in advance.

8. Who will help me during this process?

A Relocation Coordinator will be assigned to you. They will:

- Answer questions and provide updates;*
- Arrange temporary accommodations if needed;*
- Coordinate special needs (accessibility, medical equipment);*
- Give you contact information for questions or help.*

9. Who pays for moving or temporary housing costs?

The project covers relocation costs. You will not be asked to pay for moving, temporary lodging, or related relocation expenses.

10. How much notice will I receive before a move?

You will receive written notice at least 30 days before any required move (temporary or permanent). If a temporary move will last more than one year, you will receive at least 90 days' notice.

11. What if I don't want to be relocated? Can I be evicted?

When relocation is necessary for safety or construction, you must follow lawful notices. The owner/agency must use good-faith efforts to minimize disruption and provide required assistance. Eviction for cause (serious lease violations) is different from relocation—residents cannot be pushed out to avoid URA obligations. Ask about your appeal/grievance options if you have concerns.

12. What assistance is available for seniors, people with disabilities, or families with children?

Extra support is available as needed—such as help with transportation, accessible temporary housing, flexible scheduling, and interpretation/translation.

13. Who can I contact for more information?

You will receive contact details for your Relocation Coordinator and the management office. Translation and interpretation services are available upon request.