



URA

CDBG-DR & CDBG-MIT



What is URA and why is it required?

URA refers to a federal law called the “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,” as amended. URA establishes minimum federal requirements that subrecipients must follow for the acquisition of real property and the displacement of persons from their homes, businesses, or farms as a direct result of acquisition, rehabilitation, or demolition for federally-assisted programs and projects.

The URA ensures the **uniform, fair, and equitable treatment** of individuals whose property is acquired or who are displaced for a federally funded project. Subrecipients carrying out projects with CDBG-DR or CDBG-MIT funds must comply with URA requirements and maintain records that clearly demonstrate compliance.



Applicable Regulations

- URA regulations, Final Rule effective June 3, 2024, implementing the URA of 1970, as amended (49 CFR Part 24)
- Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 570.496(a)
- 24 CFR 570.606 of the CDBG regulations, which requires compliance with the regulations listed above
- Consolidated Notice for CDBG-DR (87 FR 6364, February 3, 2022), which waives or modifies requirements listed above for CDBG-DR funded activities
- Universal Notice for CDBG-DR (90 FR 1754, January 8, 2025 and Memorandum 2025-02), which waives or modifies requirements listed above for CDBG-DR funded activities



Guiding Principles

Acquisition

1. Ensure that owners of real property to be acquired for federally-assisted projects are treated fairly and consistently;
2. Encourage and expedite acquisition by agreement;
3. Minimize litigation and relieve congestion in the courts; and
4. Promote public confidence in federally-assisted land acquisition programs.

Relocation

1. Provide fair, consistent, and equitable treatment of persons displaced by federally-assisted projects; and
2. Ensure displaced persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.



Evaluating Projects for URA and Section 104(d) Compliance

1. Determine if URA Applies

Ask: Does the project involve acquisition, demolition, rehabilitation, or conversion that could displace people, businesses, or nonprofits?

- If **yes**, URA protections apply.
- Document: Notices to owners/tenants, appraisals, just compensation offers, relocation assistance records, and payment calculations.

2. Determine if Section 104(d) Applies

Section 104(d) of the Housing and Community Development Act provides **additional protections for low- and moderate-income (LMI) households**.

Ask: Does the project involve demolition or conversion of occupied or occupiable LMI dwelling units?

- If **yes**, Section 104(d) applies in addition to URA.
- Must provide:
 - » **Relocation assistance** to displaced LMI households; and
 - » **One-for-one replacement housing** for each demolished or converted LMI unit.

3. Key Differences Between URA and Section 104(d)

URA

- Applies to all persons displaced by federally funded projects (owners, tenants, businesses, nonprofits).
- Requires fair and equitable treatment of displaced persons, appraisal/just compensation for property, and relocation assistance.
- Broader in scope – applies to acquisitions, easements, demolitions, and displacements.

Section 104(d)

- Applies only when LMI dwelling units are demolished or converted.
- Requires relocation assistance for displaced LMI households and **replacement of each LMI unit demolished/converted**.
- Narrower in scope – triggered only by LMI housing impacts.

4. Compliance Evaluation Steps

1. Review project scope (acquisition, demolition, rehabilitation, conversion).
2. Identify if **displacement** of persons, businesses, or nonprofits will occur.
3. Determine if **LMI housing units** are affected (demolition/conversion).
4. Apply URA protections (always, if displacement/acquisition occurs).
5. Apply Section 104(d) protections (if LMI units are impacted).
6. Document all determinations, notices, and assistance provided.



Voluntary versus Involuntary – What is the difference?

- **Voluntary acquisition** is a type of acquisition that occurs when there is no possibility of eminent domain and no single, specific property is required for the project. This determination must be made before contacting the property owner and cannot later be converted into an involuntary acquisition.
- **Involuntary acquisition** occurs when a specific site or property is required for the project, and the acquiring entity may use eminent domain if an agreement with the owner is not reached. This determination must be made before starting the acquisition process. Full URA acquisition requirements apply, including appraisal, just compensation, and negotiation procedures.
- Even if a property owner is a willing and cooperative seller, the acquisition may still be classified as involuntary under the URA. What defines an involuntary acquisition is site specificity (a particular property is required for the project) and the potential use of eminent domain. The owner's willingness to sell does not change the acquisition type.



Environmental Clearance Required

While you can begin the acquisition process and even sign an option to purchase agreement specifically contingent upon environmental clearance before you receive the authority to use grant funds, no acquisition may be finalized until after receiving an environmental clearance that includes the scope of the acquisition—**just like awarding construction contracts, this is considered a choice-limiting action and is prohibited.**



Resources

[URA the HUD Way](#): This set of web-based training modules on the HUD Exchange provide an excellent and thorough background including an overview, Section 104(d), and many other important URA topics.

[Real Property Acquisition Process](#): This flow chart summarizes the real property acquisition process for HUD.

[URA Statute](#): The direct text of the URA Statute.

[HUD Tenant Assistance, Relocation, and Real Property Acquisition Handbook 1378.0](#): Helpful forms, guides, charts, and more.

[LOCD-DR Grant Implementation Manual](#): Guide for CDBG-DR and CDBG-MIT subrecipients.