



# NY Rising Housing Recovery Program

## TWO FAMILY HOME FAQ

May 29, 2014

### **What is the Uniform Acquisition and Relocation Act (URA)?**

URA is a Federal law that requires programs, like NY Rising, to take steps to minimize any displacement of residential or commercial tenants that make take place as a result of that program. Most importantly, it provides certain rights and benefits for qualified rental tenants facing temporary or permanent relocation as a result of federally funded rehabilitation work.

### **How does the Uniform Relocation Act (URA) impact me?**

As a homeowner that is voluntarily accepting rehabilitation/reconstruction assistance you are NOT eligible to receive URA relocation assistance if the construction on your home requires you to move temporarily.

However if you had a tenant in place in your rental unit at the time of your application to the NY Rising program – or if you have leased your rental unit since then – your tenant may be eligible for Federal URA protections and relocation benefits. As a result, it is essential that you NOT take any immediate steps to displace that tenant. However, this does not mean that your construction will be delayed. If it appears that the construction will require that tenant to be temporarily relocated, the Program will work with you to make sure that your tenant is relocated to an appropriate accommodation. Most importantly, the State will cover the cost for your tenant to relocate.

### **What protections/benefits is my tenant eligible for?**

First, your tenant will receive a written notice advising them of their rights regardless of whether you think they will be displaced during construction. Second, they will receive another written notice if it is determined that they will actually need to relocate. Third, they may be eligible to receive compensation from the State for the cost of their move (including storage) to and from the temporary accommodations. Fourth, they may be eligible to receive a rental assistance payment to cover the additional costs (if any) to live in their temporary accommodations if it exceeds the rent they pay to rent your unit.

### **How will the tenants receive these benefits?**

Relocation Specialists from our Program will work with your tenant and you to make sure they receive all of the proper notices and any moving or rental assistance payments they are entitled to.

### **Will the funds provided to help my tenant be deducted off my repair award?**

No. This assistance is benefiting your tenant, not you, and has no impact on the amount of your award



**How do I know whether my tenant is eligible for URA protections/benefits?**

This can only be determined by one of our Relocation Specialists on a case by case basis, but here are some general rules. If your tenant left of their own free will prior to the submission of your NY rising application, they are NOT eligible for assistance. If your tenant did not have a legal right to be occupying your unit at the time you applied for DR assistance, - i.e. they had been found by a court of law to have been occupying the unit illegally - they may not be eligible to receive URA assistance.

**Who do I call if I still have questions regarding my property and what I need to do going forward?**

You should call your NY Rising customer representative who can put you in touch with a Relocation Specialist.