

HOME/NHTF Acquisition and Relocation

Kansas Housing Resources Corporation



Acquisition & Relocation

Owners of property to be acquired must be provided with an Acquisition Notice.

This notice should inform them of:

- the right to receive fair value
- the right to an appraisal of the property
- that the Purchaser does not have the right to exercise eminent domain to acquire the property



Acquisition & Relocation

HOME and NHTF funds are subject to the Uniform Relocation Act.

HOME is also subject to Section 104(d) of the Community Development Act of 1974

- requires one-for-one replacement of units that are demolished or otherwise removed from service

Any activity that could potentially involve relocation of residential or commercial occupants, even temporarily, must comply with the URA by:

- notifying occupants of their rights
- determining and calculating relocation assistance
- maintaining site occupant records

Relocation documentation must be submitted as part of the project completion process.



Acquisition & Relocation

URA requirements can be found on HUD Exchange at:
<https://www.hudexchange.info/programs/relocation/>

The screenshot shows a web browser displaying the HUD Exchange website. The browser's address bar shows the URL <https://www.hudexchange.info/programs/relocation/>. The website header includes the HUD Exchange logo, navigation menus for Programs, Resources, Trainings, Program Support, Grantees, and News, and a search icon. A banner image shows construction workers and a modern apartment building. Below the banner, the main heading is "Real Estate Acquisition and Relocation", followed by a sub-heading and a paragraph: "This site provides information and resources to implement HUD funded programs and projects in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and other HUD requirements such as section 104(d) of the Housing and Community Development Act of 1974." A green button labeled "Learn about Acquisition and Relocation" is positioned to the right of the paragraph. Below this, a breadcrumb trail reads "Home > Programs > Real Estate Acquisition and Relocation". The main content area features four columns of information:

- URA the HUD Way**: Includes a photo of hands holding a house icon and a paragraph: "These training modules provide basic information and resources to HUD grantees on topics such as budgeting, relocation, and property acquisition." A green button labeled "Explore the Training" is at the bottom.
- Law and Policy**: Includes a photo of a person writing on a document and a list of links: HOME-ARP URA and Section 104(d) Policy Brief, Laws and Regulations, MAP-21 Update, Policy and Guidance, and URA Income Limits.
- Resources**: Includes a photo of a stack of papers and a list of links: Forms and Brochures, HUD RAP Newsletters Publications, Realty page on FHWA, and RRED page on HUD.gov.
- Disaster Recovery**: Includes a photo of hands holding a map and a list of links: CDBG-DR page on HUD.gov, CDBG-DR page on HUD Exchange, CDBG-MIT page on HUD Exchange, CDBG-DR URA Overview Video, Consolidated Notice: URA, 104(d), and CDBG Related Requirements Fact Sheet, and Consolidated Notice: URA, 104(d), and CDBG Related Requirements Webinar.

