

## **Residential Relocation Benefits – Summary**

*Please note that the process described is prescribed by Federal and State legislation and is subject to change*

- 1) Preliminary interview to determine the needs of the displaced parties based upon Federal and or State regulations regarding decent, safe , and sanitary standards.
- 2) Three replacement housing comparables, based upon the results of the preliminary interview, available for sale will be found. One of the three will be selected as the best replacement housing comparable for the purpose of determining benefits.
- 3) As step 2 is occurring the market value of the house and land to be acquired will be determined by an appraisal. An offer will be made to the landowner and they will be advised of the comparable housing available for sale at the time the offer is made. If the asking price of the available comparable housing exceeds the appraised value of the property being acquired, a housing supplement is provided in the amount needed to purchase the comparable house selected as the most comparable. If the amount of the housing supplement needed to purchase the comparable housing exceeds \$31,000.00 it is determined to be “Housing of Last Resort” which has no monetary cap.
- 4) The replacement housing comparables must be available for sale at the time the offer is made. If not additional replacement housing comparables must be found. In some circumstances three replacement housing comparables cannot be found. In that case fewer comparables can be used.
- 5) The landowner may choose to purchase any property they desire as long as it meets the definition of decent safe and sanitary based upon the needs of the occupants and Federal/State regulations.
- 6) The displaced party must use the housing supplement in the purchase of a replacement dwelling. Should they find a replacement dwelling that costs less the replacement housing supplement would allow, the displaced party receives only the portion of the housing supplement needed to purchase the new dwelling.
- 7) Any replacement dwelling must be inspected and approved to determine it meets the requirements to be decent safe and sanitary.
- 8) In addition to the housing supplement displaced parties may be eligible to receive compensation for inspection fees, release fees, mortgage interest differentials, and moving fees.
- 9) Some of the items considered when determining the replacement housing comparables includes proximity to work, schools, shopping, churches as well as the number of occupants per bedroom and their relationships.

*This is a simplified explanation and does not cover all circumstances that may be encountered*