**Relationship Managers’**

**URA Pre-requisite List**

The purpose of this handout is to provide Relationship Managers with a list of URA pre-requisite items related to an acquisition project and may entail the relocation of nonresidential tenants. There are three main components of URA: 1 – acquisition, 2 – demolition/conversion of low-income residential units and 3 – relocation. URA is triggered when federal funds are used on any one of these components. URA regulation (49 CFR 24) establishes when documents must be received. Items are listed below by a triggering event. *Disclaimer: This handout is subject to periodic updates.*

**Part I – Acquisition**

* Copy or access to Application
  + Project Summary
  + Site Map
  + Survey
  + Initial Budget
* Appraisal
* URA Assurance Letter
* Notice to Seller (or Notice of Interest, if applicable)
* Foreclose Occupancy Certification (*Only vacant foreclosed residential properties with a structure*)
* Seller’s Occupancy Certification
* Initial Title Opinion (Report/Commitment)
* PNFDF
  + Fact Sheet
  + Budget/Funding Sources/Uses (allocation)

***Triggering Event: After Council (Closing)***

* Deed
* Settlement Statement (Seller/Buyer Closing Disclosure)
* Purchase Agreement / Earnest Money Contract
* Title Policy
* Authority to Use Grant Funding (AUGF)/Environmental Clearance

**Part II – Demolition and/or Conversion**

***Triggering Event: Application***

* One for One Replacement Plan
  + When low-income residential units are demolished or converted for another use, Section 104(d) mandates having a Replacement Plan***. (2017and 2016 CDBG-DR’s Federal Register has a waiver for one for one replacement of low-income residential units that may apply.)***

**Part III – Relocation**

***Triggering Event: Application***

* Relocation Plan
* Relocation Budget
* Initial Rent Roll
* Business Tenant List
* Template of Notices for pre-approval
* After URA approval, applicable General Information Notices (GIN), a copy of GIN countersigned by tenants.

***Triggering Event: After Council (Closing)***

• Notice of Eligibility (NOE)

• 90-day notice (allowed to be combined with NOE)

• Current Rent Roll

• Initial Tenant Status Report (TSR)