

Summary of Major Differences Between 104(d) and URA Relocation Assistance

Part I. Eligibility for Assistance

SUBJECT	SECTION 104(d)	URA
Income Requirements	Only low-income Persons are assisted	Displaced persons of all incomes are eligible
Individual displaced by rehabilitation activities	Displaced persons are eligible only if the market rent (including utilities) of the unit before rehab did not exceed the Section 8 Existing Housing Fair Market Rent (FMR) and the market rent after rehab was above the FMR.	Displaced person is eligible for assistance regardless of pre- and post- rehabilitation rents.
Individual displaced by <u>conversion</u>	<i>Displaced person is eligible only if the market rent (including utilities) of the displacement unit did not exceed the FMR before conversion</i>	Displaced person is eligible for assistance by any conversion to a non-residential use.
Individual displaced by <u>demolition</u>	Displaced person eligible regardless of the pre-demolition market rent.	Displaced person eligible regardless of the pre-demolition market rent.
Individual displaced by <u>acquisition</u> only	Displaced person is not eligible.	Displaced person is eligible.

Part II. Amount of Assistance Provided

SUBJECT	SECTION 104(d)	URA
<i>Rental Assistance Term</i>	60 months	42 months
Rental Replacement Housing Payment	Amount needed to reduce new rent/utility costs to <i>Total Tenant Payment</i>	For households at or below 80% AMI , amount needed to reduce new rent/utility costs to the lower of: <input type="checkbox"/> old rent/utility costs <input type="checkbox"/> 30% of gross monthly income For households at or above 80% AMI , amount is difference between old rent/utility and new rent/utility
Use of Section 8 Rental Assistance	If Section 8 assistance and suitable referrals are offered, displaced person cannot insist on cash replacement housing payment. BUT, tenant may request cash replacement housing payment under URA.	Displaced person has the right to a cash replacement housing payment but may accept Section 8 assistance if it is offered.
Other Assistance	Assistance includes security deposit at replacement dwelling	Assistance does not include security deposits
Homeownership Assistance	<i>Limited to purchase of a cooperative or mutual housing and based on present (discounted) value of 60 monthly rental payments</i>	Not limited to cooperative or mutual housing. Payments equals 42 x monthly rental payment (i.e., is not discounted)
<i>Moving and Related Expenses</i>	Person may choose either: <input type="checkbox"/> Payment for actual moving and related expenses; or <input type="checkbox"/> Alternative allowance based on DOT Schedule	Person may choose either: <input type="checkbox"/> Payment for actual moving and related expenses; or <input type="checkbox"/> Alternative allowance based on DOT Schedule