

**Uniform Relocation
Assistance and Real
Property Acquisition
Policies Act of 1970,
as amended**

**URA
Microlearning Module 2**



**URA
Rental Assistance
Determination**



@HoustonHCDD

What is the URA?

- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- Implemented to ensure owners of real property to be acquired for Federal and federally-assisted projects are treated fairly and consistently.
- Implemented to ensure that persons displaced as a direct result of Federal or federally assisted projects are treated fairly, consistently, and equitably so that such displaced persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.



URA Residential Rental Assistance Variables

- Agency: The entity that causes a person or entities to become displaced.
- A displacing Agency must gather household rental and income variables in determining relocation rental assistance.



1. Current Rent + Utilities: The amount of rent and utilities currently being paid by tenant at displacement dwelling.
2. Most Comparable Rent + Utilities: The amount of rent and utilities to be paid at dwelling identified by displacing agency as being the most comparable to displacement dwelling.
3. New Rent + Utilities: The amount of rent and utilities paid at replacement dwelling that tenant actually moves into.
4. Welfare Rent: In “as paid” welfare programs, the amount of the welfare benefit designated for shelter and utilities. *(If Applicable)*
5. 30% Gross Monthly Income: Gross annual household income multiplied by 30% and divided by 12. *(Only applicable for low-income households)*

URA Residential Rental Assistance Payment Calculation Template

Base Monthly Rental = Lesser of A , B, or C

Base New Rental = Lesser of D, or E



BASE MONTHLY RENTAL

LESSER OF:

A. Current Rent + Utilities

\$ _____

B. 30% GROSS MONTHLY
INCOME (IF LOW-INCOME)

\$ _____

C. WELFARE RENT

\$ _____

BASE NEW RENTAL

LESSER OF:

D. New Rent + Utilities

\$ _____

E. Comparable Rent + Utilities

\$ _____

Base New Rental (\$ _____) – Base Monthly Rental (\$ _____)

= \$ _____ X 42 Months = \$ _____

URA Residential Rental Assistance Payment Smith Family (Low-Income)

Smith Family	
Household Size	5
Annual Household Gross Income	\$ 53,000.00
80% Low Income Limit	\$ 68,450.00
30% Gross Monthly Income	\$ 1,325.00
Considered Low Income	Yes
Current Rent + Utilities at Displacement Dwelling	\$ 1,400.00
Most Comparable Rent + Utilities	\$ 1,355.00
New Rent + Utilities at Actual Replacement Dwelling	\$ 1,500.00

Total Rental Assistance Payment
for 42 Months = **\$1,260**

BASE MONTHLY RENTAL

LESSER OF:

A. Current Rent + Utilities

\$ 1,400

B. 30% GROSS MONTHLY
INCOME (IF LOW-INCOME)

\$ 1,325

C. WELFARE RENT

\$ N/A

BASE NEW RENTAL

LESSER OF:

D. New Rent + Utilities

\$ 1,500

E. Comparable Rent + Utilities

\$ 1,355

Base New Rental (\$ 1,355) – Base Monthly Rental (\$ 1,325)

= \$ 30.00 X 42 Months = \$ 1,260



URA Residential Rental Assistance Payment Smith Family (Not Low-Income)

*Annual Household Gross Income: \$70,000

Smith Family	
Household Size	5
Annual Household Gross Income	\$ 70,000.00
80% Low Income Limit	\$ 68,450.00
30% Gross Monthly Income	\$ 1,750.00
Considered Low Income	NO
Current Rent + Utilities at Displacement Dwelling	\$ 1,400.00
Most Comparable Rent + Utilities	\$ 1,410.00
New Rent + Utilities at Actual Replacement Dwelling	\$ 1,500.00

Total Rental Assistance Payment
for 42 Months = **\$420.00**

BASE MONTHLY RENTAL	BASE NEW RENTAL
LESSER OF:	LESSER OF:
A. Current Rent + Utilities	D. New Rent + Utilities
\$ <u>1,400</u>	\$ <u>1,500</u>
<hr/>	
B. 30% GROSS MONTHLY INCOME (IF LOW-INCOME)	E. Comparable Rent + Utilities
\$ _____	\$ <u>1,410</u>
*N/A - Household is Not "low-income"	
<hr/>	
C. WELFARE RENT	
\$ <u>N/A</u>	
<hr/>	
Base New Rental (\$ <u>1,410</u>) – Base Monthly Rental (\$ <u>1,400</u>)	
= \$ <u>10.00</u> X 42 Months = \$ <u>420.00</u>	

THANK YOU!



2100 Travis Street, 9th floor
Houston, TX 77002
832-394-6200

www.houstontx.gov/housing



@HoustonHCDD

