

Guidance on Required Compliance with Temporary Relocation

As required by state and federal regulations, housing rehabilitation programs must incorporate safe work practices into their rehab procedures. These requirements may necessitate that occupants of properties undergoing rehabilitation temporarily move out of their unit during the rehabilitation phase, depending on the nature, extent and duration of the work to be performed.

The State and Federal Government each have relocation requirements. The Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970, 42 U.S.C. § 1437e, ET. seq, as amended (URA) governs the federal program. The State's requirements are pursuant to CT General Statutes § 8-37z, as amended by P.A. 92-183, 8-266 et seq. (Chapter 135 of the Connecticut General Statutes), and Regulations of Connecticut State Agencies § 8-273-1, et. seq. Since the Connecticut General Statutes do not specifically address temporary relocation, you should consult the guidance put forward based on federal law in the HUD Handbook 1378, Tenant Assistance Relocation and Real Property Acquisition Handbook. The Handbook can be found on HUD's website, www.hudclips.org. Please make note, however, that should full relocation benefits be triggered by your housing project under this state program, you should refer to the State of Connecticut relocation statutes and regulations as noted above.

Funds for relocation will not be advanced to the Borrower until a relocation plan is reviewed and approved by DECD. Relocation costs will be provided for no longer than 60 days, made necessary because of the failure of a major building system or hazardous materials abatement where there will be a temporary loss of habitable units.

Costs and expenses incurred in connection with temporary relocation, but NOT permanent relocation, may be eligible for reimbursement under the program. **Applicants/Funding recipients should pay particular attention to Notice requirements to tenants.**