



URA

FREQUENTLY ASKED QUESTIONS FOR LANDLORDS



Q: WHAT IS URA?

A: Under the Uniform Relocation Assistance (URA) and Real Property Acquisition Policies Act of 1970, as amended, eligible tenants that are involuntarily displaced from their rental property may be eligible for relocation payments and other assistance. SCOR is required by the U.S. Department of Housing and Urban Development (HUD) to follow URA requirements and regulations for the Community Development Block Grant-Mitigation funded buyout program.

As a landlord, you have responsibilities to comply with URA regulations. Landlord applicants are required to disclose the presence of tenants at application and later if a move-in is planned for a vacant unit after application. The program may find a landlord applicant ineligible if they do not: 1. Disclose existing tenants at the time of application; or 2. Comply with the move-in requirements outlined in SCOR's Policy and Procedure Manual. If you have any questions regarding your tenant(s), please email MIT_Buyout@scor.sc.gov or contact your case manager. **Failure to comply with SCOR policies and URA Regulations may jeopardize homeowner's eligibility to participate in the buyout program.**

Q: WHY DO I NEED TO PROVIDE INFORMATION ABOUT MY TENANT?

A: SCOR needs information about the tenant to determine the tenant(s) eligibility for URA benefits. This includes a copy of the current lease agreement, the tenants name and contact information, and the move-in dates (if not specified on the lease).

Q: WHEN WILL MY TENANT(S) BE CONTACTED? WHAT WILL THEY BE TOLD?

A: The tenant will receive a General Information Notice (GIN) via certified mail once the property owner has completed the buyout intake application. A copy of the GIN will also be sent to the property owner via certified mail. The GIN informs the tenant the property owner has applied to the SCOR CDBG-MIT buyout program and SCOR will be contacting the tenant soon with additional information. **The GIN also stresses to the tenant that they should not move, and they must continue to pay rent and abide by the terms of the lease agreement.** It also provides a point of contact for the owner and/or tenant to contact SCOR with any questions about URA. The tenant is informed that they will not be notified of their eligibility for URA until the owner enters into an agreement to sell the property to SCOR.

SCOR will contact the tenant after they have received the GIN to explain the URA program in more detail, and to ask questions about the current rental home. These questions will help SCOR to find a replacement dwelling for the tenant IF the owner elects to sell the property and the tenant is displaced.

Q: WILL I GET COPIES OF ANY/ALL URA DOCUMENTS?

A: Yes. The property owner will receive copies of all URA related documents that SCOR sends to the tenant.

Q: WHAT HAPPENS IF MY TENANT(S) STOP PAYING RENT, VIOLATE THE TERMS OF THE LEASE, AND/OR MOVE OUT?

A: If a tenant stops paying rent, or otherwise violates the terms of their lease, they will jeopardize their eligibility for URA assistance. A landlord participating in the buyout program that pursues an eviction is advised to obtain a court order for the eviction (even if the tenant has already moved). An eviction is allowable when the tenant demonstrates a serious or repeated violation of the terms and condition of their lease. **Any change in tenant status needs to be reported to your case manager.**



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Q: I HAVE FRIENDS OR FAMILY STAYING IN THE PROPERTY WITHOUT A LEASE. DO THEY COUNT AS TENANTS?

A: To be eligible for URA assistance, tenants must have documentation that they were in legal occupancy of the buyout property (i.e.: a written lease agreement) and must be in lawful occupancy of the buyout property for at least 90 days prior to the date the owner accepts the Offer to Purchase contract on the buyout property.

Q: HOW MUCH IS URA ASSISTANCE AND WILL THOSE PAYMENTS FOR THE TENANT(S) COME OUT OF MY BUYOUT PROCEEDS?

A tenant may be eligible for rental assistance payment and a moving and related expense payment of up to \$7,200 to be used to relocate to a new rental unit or to be used as down payment assistance for the purchase of a property. The URA payments for eligible tenants **WILL NOT** be deducted from the property owner's buyout proceeds. SCOR will fund the URA payments to eligible tenants using CDBG-MIT buyout project funds.

Q: CAN I OPT OUT OF URA?

A: If you apply to the SCOR MIT buyout program, you cannot opt out of URA. SCOR is required by Federal law to conduct URA whenever a property owner applies for CDBG-MIT assistance.

Q: WHAT HAPPENS IF I DON'T ACCEPT THE OFFER TO PURCHASE ON MY PROPERTY?

If you do not accept the offer to purchase the property, the tenant will receive a Notice of Non-Displacement informing them that they are **NOT** eligible for URA assistance because the property owner has elected not to sell the property. The owner will receive a copy of this notice as well.