

URA Move-In Notice FAQs

Homeowner Assistance and Recovery Program (HARP) Small Rental Repair Program (SRRP)

1. What is Uniform Relocation Act (URA) and how does it affect HARP and SRRP landlords?
 - If you applied for assistance through the Homeowner Assistance and Recovery Program (HARP) or Small Rental Repair Program (SRRP) for your property impacted by Tropical Storm Ida, the URA applies to your property.
 - The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (or URA), applies to tenants living in the residence at the time an application is submitted for assistance using federal funds.
 - The URA protects and provides rights to tenants that must be involuntarily displaced as a result of a federally funded project, such as yours under either the HARP or SRRP. These rights and protections include, but are not limited to, the following:
 - i. Ensure relocation assistance is provided to displaced persons to lessen the emotional and financial impact of displacement, including relocation advisory services, rental assistance differentials or down payment assistance for residential tenants or re-establishment costs for non-residential tenants (i.e., businesses), and moving expenses (for both residential and non-residential tenants).
 - ii. Ensure no individual or family is displaced unless decent, safe, and sanitary housing is available within the displaced person's financial means.
 - iii. Improve the housing conditions of displaced persons living in substandard housing.
 - As federal funds are being used in this project, the URA applies to tenants living in the residence at the time you submitted your HARP or SRRP application to NJ DCA. As such, because federal funds are being used in this project, the URA applies to any tenants living in the residence at the time you submitted your HARP or SRRP application to NJ DCA.
2. What is a URA Move-In Notice?
 - This notice is for landlords to give to prospective tenants. It applies to new tenants considering a lease after your application date.
 - The URA Move-In Notice gives your new tenants advance notice of the following before entering into a lease agreement and/or occupying a unit at the assisted property:
 - i. They may be permanently displaced by the project.
 - ii. They may be subject to a rent increase.
 - iii. They may not qualify for relocation assistance as a "displaced person" under the URA, and if they do have to move as a result of the above project, **they will not be reimbursed for any costs or expenses** in connection with that move.

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3. Why did I receive an email from DCA about the Move-In Notice? Can I still lease my rental unit?
 - You received this notice because as an owner of a rental unit, you may still want to lease your property.
 - The notice does not need to be returned to the program **unless** you have a new tenant that may lease one of the HARP or SRRP units.
4. What does my new tenant need to do?
 - If a tenant decides to rent the unit(s), they must sign the Move In Notice and return it to you prior to moving into the assisted property.
5. What do I need to do?
 - Inform new tenants with the Move-In Notice about the potential need for relocation and your application for federal assistance.
 - Once a tenant signs the notice, please send it back to the program through the Program Representative conversation thread in the Disaster Recovery Portal.
6. Why do I need to do this? What happens if I refuse to provide this to my tenants?
 - It's your responsibility to provide this notice to new tenants after applying for HARP or SRRP.
 - If new tenants get the notice before leasing or moving in, they won't be eligible for URA assistance.
 - Providing this notice to any new tenants is part of your ongoing responsibilities for continued eligibility under HARP or SRRP.