

Comparable Housing Determination for Transitional Housing

Grantee Name _____ Sponsor/CHDO _____

Name and Address of Project: _____

Circle Funding: HOME, CDBG, HOPWA, SHP, NSP, CDBG-R, Pub. Housing, Sec 202/811

Issue Being Determined: Whether replacement housing offered tenants in transitional housing is comparable and no replacement housing payments are required.

Criteria Applied: 49 CFR 24.2 (A) (6)(Comparable Housing and 24.2(a)(10) Dwelling and preamble; HUD Handbook 1378 (1-4) (F) and (G)

Describe displacement housing (i.e., apartment or house rental, dormitory, group home)

Take the following actions and review supporting documents in making your final determination

1. Determine if housing is transitional or emergency (24 months for transitional housing and 30 days for emergency housing).
2. Compare the characteristics of the displacement housing with the comparable housing to determine if it is the same type and offers the same services (dormitory, group home, apartment, other shared housing).
3. If the same entity owns the replacement housing and the comparable or the displacement housing determine whether: a) the housing is truly comparable including rent charged at the time of the move and future rent increases, b) services and other terms are the same c) other comparable units are provided that are not owned by the same entity, and any move to the same owner's housing is optional.
4. Review Notices of Eligibility to ensure: a) that tenants are notified of their eligibility for all types of relocation assistance (advisory, moving and replacement housing, if appropriate), b) one unit identified as most comparable and c) units identified as comparable are documented as such.
5. Review claims to ensure that if no replacement housing payments are made the file documents the accuracy of this determination based on the person's income and/or rent to rent difference.

Determination and Rationale for Determination of Comparability of Transitional Housing

Authorized Officials Signature

AUTHORIZED OFFICIAL'S NAME AND TITLE

Date of Determination

List of Supporting Documents attached to support conclusion: Document describing replacement housing, Handbook 1378 Appendix 12 or other form comparing displacement and replacement housing, NOE, other tenant correspondence