

Comparable Housing Determination

Grantee Name _____ Sponsor/CHDO _____

Name and Address of Project: _____

Name and Address of Occupant: _____

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

Issue Being Determined: Whether the housing identified as comparable meets the definition of comparable under the URA

Criteria Being Applied: Cost-49 CFR 24.203(a); Definition- 49 CFR 24.2(a)(b); Availability- 49 CFR 24.204 HUD Handbook 1378 (1-4) (F)(G)

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

1. Review the following: a) type of housing (single or multi-family), b) characteristics of displacement housing- #bedrooms, size, amenities, special features, c) characteristics of comparable housing-#bedrooms, size, amenities, special features and d) characteristics of replacement housing- #bedrooms, size, amenities, special features, etc
2. Review the number of comparables- were there at least three? Compare the displacement unit with most comparable unit used in the calculation and determine whether the principal features were comparable i.e., number of bedrooms, other rooms, amenities, outside space, location, transportation, etc? If not, will the displaced person accept substitution?
3. Determine whether household needs/preferences were considered? (Disability accommodation, transportation to work, child care, etc)
4. Determine whether comparable units were provided to the displaced household in a timely manner, were available at the time of the move and were within financial means of household?
5. 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 and other lease terms at the time of the move and the future, b) other comparable units are provided that are not owned by the same entity, and c) any move to the same owner's housing is optional.
6. Exclude from comparable units any units of government subsidized housing (Section 8, McKinney Act, Section 202 or 811, and any housing for other special needs populations).

Determination and Rationale for Comparable Housing Determination

Authorized Officials Signature

AUTHORIZED OFFICIAL'S NAME AND TITLE

Date of Determination

List of Supporting Documents attached to support conclusion: HUD Handbook 1378 Appendix 12 and/or other descriptions/comparisons of comparable housing, intake form, other analyses