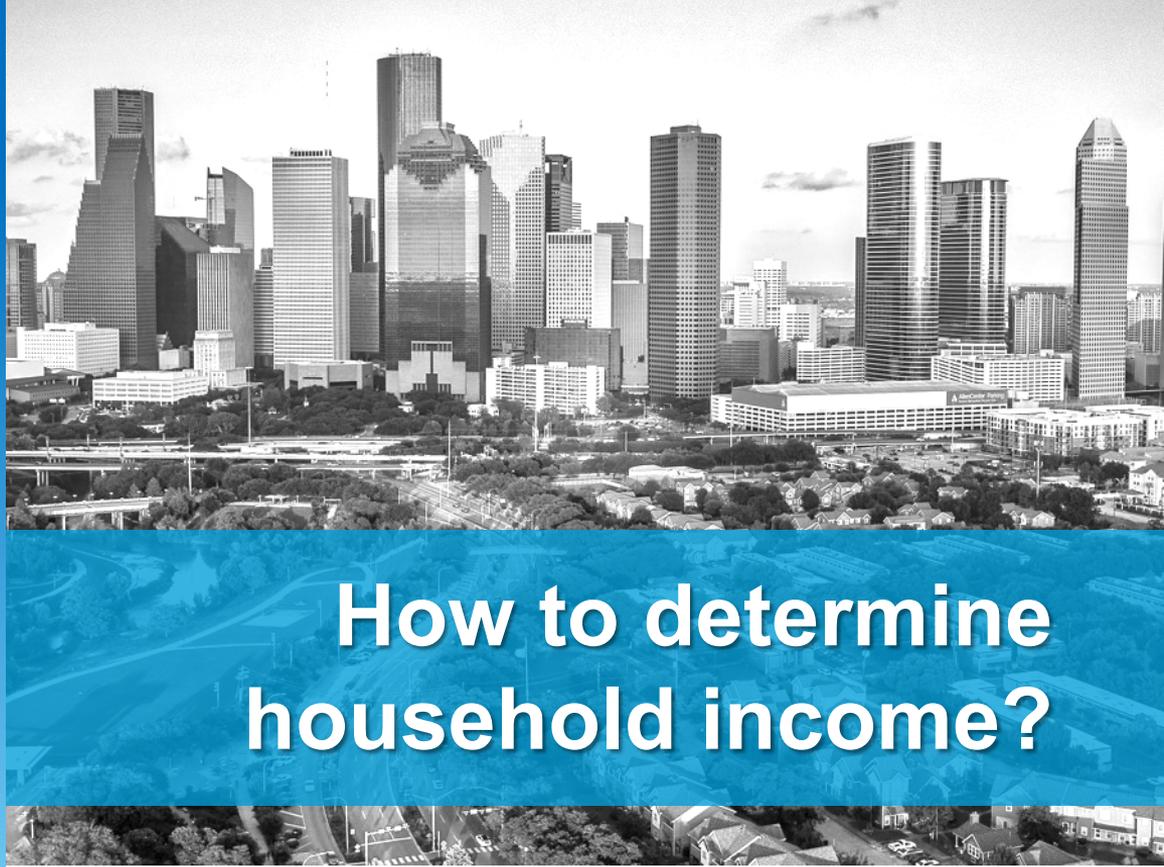


**Uniform Relocation
Assistance and Real
Property Acquisition
Policies Act of 1970,
as amended**

**URA
Microlearning Module 1**



**How to determine
household income?**



@HoustonHCDD

Household Income

49 CFR 24.2(a)(14)

Total gross income received for a 12-month period from all sources (earned and unearned) including but not limited to:

- Wages and Salary
- Child Support
- Alimony
- Unemployment Benefits
- Workers Comp
- Social Security
- Net income from business



- ❖ The URA definition of “Household Income” is NOT TO BE CONFUSED with HUD’s program definition of “annual income” or “adjusted annual income” applicable to Section 104(d) and HUD subsidized housing programs. HUD’s programmatic definitions of income SHOULD NOT BE USED for URA purposes.

Household Income Determination

Smith Family

Tom and Mary Smith and their children are being permanently displaced. The information obtained from the family and verified by the Agency is as follows:

- Tom Smith, employed, earns \$30,000/yr
- Mary Smith, receives disability payments of \$8,000/yr
- Tom Smith Jr., 21 employed, earns \$15,000/yr. (Income **IS** included because he is not a full-time student).
- Mary Jane Smith, 17, student, has a paper route, earns \$3,000/ yr. (Income is **NOT** included because she is a dependent child and a full-time student).
- Sammie Smith, 10, dependent child and full-time student, no income.

Smith family's gross annual household income = $(\$30,000 + \$8,000 + 15,000 = \text{\$53,000})$



Low-Income Determination

- Low-income households are those earning less than 80% of area median income.
- The Department of Housing and Urban Development (HUD) publishes the URA low-income limits on an annual basis.



80% Low Income Limits

Houston –The Woodlands – Sugarland

FY 2021

UNIFORM ACT (URA) INCOME LIMITS
STATE: TEXAS

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-----80% LOW INCOME LIMITS-----

	MEDIAN	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Houston-The Woodlands-Sugar Land, TX MSA									
Austin County, TX HMFA	82700	46350	52950	59550	66150	71450	76750	82050	87350
Brazoria County, TX HMFA	93500	54150	61850	69600	77300	83500	89700	95900	102050
Houston-The Woodlands-Sugar Land	79200	44350	50700	57050	63350	68450	73500	78600	83650

<https://www.huduser.gov/portal/datasets/ura.html>



Low-Income Determination Smith Family

UNIFORM ACT (URA) INCOME LIMITS		-----80% LOW INCOME LIMITS-----								PAGE 116
STATE: TEXAS										
	MEDIAN	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
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Houston-The Woodlands-Sugar Land	79200	44350	50700	57050	63350	68450	73500	78600	83650	

- Displacement dwelling is located in Houston, TX
- Low-Income limit for a 5-person family = \$68,450
- The Smith family gross annual household income of \$53,000 is less than the HUD low-income limit of \$68,450 for a 5-person family

The Smith family's income therefore **satisfies** the low-income classification and would therefore have the option to receive either URA relocation assistance or Section 104(d) assistance. (24 CFR 42.350)

URA vs Section 104(d)

Residential Rental Assistance Payment

Subject	URA Regulations	Section 104(d)
Advisory Services	Comprehensive services provided.	Same as URA.
Rental Assistance	Payment equals 42 x monthly rental assistance payment	Payment equals 60 x monthly rental assistance payment
Monthly Rental Assistance Payment	<p>Monthly difference between the lesser of:</p> <ul style="list-style-type: none"> • Old rent/utility costs; • 30% of gross monthly income (if low income); • Welfare rent (as paid) <p>And</p> <p>Monthly rent/utility costs for the lesser of:</p> <ul style="list-style-type: none"> ➤ comparable or ➤ DSS replacement dwelling occupied 	<p>Monthly difference between Total Tenant Payment² (TTP), the greater of:</p> <ul style="list-style-type: none"> • 30% of adjusted monthly income; • 10% of gross monthly income; • Welfare rent (as paid); • Minimum Rent (PHAs) <p>And</p> <p>Monthly rent/utility costs for the lesser of:</p> <ul style="list-style-type: none"> ➤ comparable or ➤ DSS replacement dwelling occupied

THANK YOU!



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