

RELOCATION ASSISTANCE

YOUR RIGHTS AND BENEFITS

April 2023



The Metropolitan Council will provide the services and payments described in this guide to all persons displaced by the Council's acquisition of their property within the limits of the laws and the Council's administrative procedures.

The Metropolitan Council will not displace any person from a dwelling because of a Metropolitan Council construction project until adequate replacement housing has been provided or made available to them, regardless of their race, color, religion, sex or national origin.

To the greatest extent practicable, the Metropolitan Council will not require any person lawfully occupying real property to move from their dwelling or move their business, farm operation or nonprofit organization without giving written notice at least 90 days before the date such move is required.

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Introduction

Having to move from your residence or place of business can be a significant interruption to your life. We understand that being displaced by a public improvement project is inconvenient and traumatic. That's why the Metropolitan Council is committed to making relocation as simple and clear as possible.

This guide is intended to help assist you in relocation efforts by explaining the benefits you may be entitled if you have been forced to move due to a Metropolitan Council project.

We want to assure you that you will not be left to navigate this process on your own. A relocation agent from the Metropolitan Council will contact you and explain the program, answer questions, and assist in drawing up your relocation plans to ensure a smooth transition.

It is essential to discuss all aspects of your proposed relocation with your relocation agent to confirm your eligibility for benefits and ensure prompt reimbursement of claims. Always contact the relocation agent before you move or finalize your plans.

Section I: Benefits available when you are displaced from your home

Who Is eligible for benefits

If you are displaced from your home due to a project, you may be eligible for benefits.

A displaced person can be:

- A residential owner-occupant (includes mobile homes)
- A residential tenant-occupant (includes mobile homes and sleeping rooms)
- A nonresidential owner/tenant occupant
- A business, farm, or nonprofit organization

However, if you are not a United States citizen, you are not eligible for benefits, except in cases where the situation would cause exceptional and unusual hardship for immediate family members who are citizens or foreign-born residents lawfully admitted (who possess a green card) with permanent residence.

If you qualify as a displaced person, you are entitled to reimbursement for certain expenses associated with your move. Eligible expenses may include:

- Moving costs, including packing, transportation, and storage of your personal property.
- Replacement housing costs, which can include rent, mortgage payments, and utilities for a comparable replacement residence.
- Reestablishment expenses, such as the cost of utility hookups, reinstallation of appliances, and other necessary expenses to reestablish a household.

The type of expenses eligible for reimbursement and amount of payment that you can receive depend on two factors:

- How long you have lived in your residence (length of occupancy)
- Whether you own or rent your residence (type of occupancy)

The length of occupancy is the number of days you have lived in your residence, starting from the date the Metropolitan Council initiates negotiations to purchase the property by presenting the property owner (or the owner’s representative) with a written purchase offer.

Payment for residential owners and tenants

The following chart shows the benefits available to residential owners and tenants, based on length and type of occupancy:

Length of Occupancy	Ownership Type	Payment Type
Less than 90 days Only	Renter	Moving Expenses
90 days or more	Renter	Rental Assistance or Down Payment Assistance, and Moving Expenses
Less than 90 days Only	Owner	Moving Expenses
90 days or more	Owner	Purchase Supplement (price differential, increased mortgage interest costs, incidental expenses) or Rental Assistance, and Moving Expenses

Payment for businesses, farms, and nonprofit organizations

If you are a business, farm, or nonprofit organization, you may be eligible for reimbursement of certain expenses associated with your move. Eligible expenses may include moving expenses, reestablishment expenses, and payments for searching for a replacement location. Alternatively, you may be eligible for a fixed payment in lieu of all other eligible expenses.



For more information, details, policies, and procedures, please talk to your relocation agent.

Moving expenses

As a displaced person, you are entitled to reimbursement for certain moving costs and related expenses. You may choose one of two methods for receiving payment for moving expenses:

- Actual reasonable moving expenses OR
- Fixed schedule of moving costs

Reimbursement of Actual Reasonable Moving Costs

If you choose this option, you may request reimbursement for the cost of hiring a commercial mover or the costs of moving yourself, along with other related expenses.

The Metropolitan Council will only reimburse the costs of moving within 50 miles of your previous residence. Receipts must be provided to the agency for moving costs in order to receive reimbursement. Additional related expenses that may be eligible for reimbursement include:

- Packing and unpacking personal property
- Transporting your property to your new residence
- Disconnecting and reconnecting household appliances
- Insurance while property is in transit
- Mobile home park entrance fees

Only expenses that the Metropolitan Council considers reasonable will be reimbursed. It is recommended to discuss which expenses are eligible for reimbursement with your relocation agent in advance.

Keep in mind the following guidelines:

- The Metropolitan Council will only reimburse costs associated with one move unless the Metropolitan Council agrees in advance that more than one move is necessary.
- Storage costs may be eligible for reimbursement if it is necessary to store your personal property while waiting for another home to become available. The Metropolitan Council will not allow storage costs unless prior approval is given.
- The Metropolitan Council requires at least two estimates from professional moving companies to determine a reasonable cost.

Payment based on a fixed schedule of moving costs

If you choose this option, the amount you receive will be based on the number of rooms, with furniture and personal property in your dwelling. You will not have to provide receipts to the Metropolitan Council to receive payment under this option. However, you will not be eligible for reimbursement of the additional related expenses listed above.

If you own furniture and are moving it to your new residence, the amount of reimbursement will be based on the following schedule:

Rooms	1	2	3	4	5	6	7	8	Each additional room
Amount	\$575	\$725	\$925	\$1,125	\$1,325	\$1,525	\$1,725	\$1,925	\$275

If you do not own furniture, the amount of reimbursement will be based on the following schedule:

Rooms	1	Each additional room
Amount	\$450	\$100

It is important to discuss your options and expenses with your relocation agent to determine which payment method is best for you.

Replacement housing payments

Eligibility for replacement housing payments

If you are displaced from your residence due to the Metropolitan Council’s acquisition of your property, and you meet certain requirements, you may be eligible for replacement housing payments. These payments can help you obtain a comparable replacement dwelling that is decent, safe, and sanitary. To be eligible for replacement housing payments, you must meet the following requirements:

- If you own your residence and have lived there for at least 90 days before the Metropolitan Council initiates negotiations, you may be eligible for either a purchase supplement or a rental assistance payment.
- If you are a rental tenant and have lived in your residence for at least 90 days before the Metropolitan Council initiates negotiations, you may be eligible for either a rental assistance payment or down payment assistance toward the purchase of a replacement dwelling.
- You may be eligible for last resort housing if you have lived in your residence for less than 90 days before the Metropolitan Council initiates negotiations or if you move onto the property after the Metropolitan Council initiates negotiations and you are still occupying the property on the date the Metropolitan Council completes its acquisition.

Comparable replacement dwelling

A “comparable replacement dwelling” is a replacement dwelling that is comparable in size, location, and quality to your current dwelling. To be considered comparable, the replacement dwelling must:

- Be decent, safe, and sanitary.
- Be functionally equivalent, meaning that it will generally perform the same function and provide the same utility as your current dwelling.
- Be large enough to accommodate its occupants.
- Be located in an area that is not subject to unreasonable adverse environmental conditions.
- Be located in an area that is generally not less desirable than your present location with respect to public utilities, commercial activities, and public facilities, and that is reasonably accessible to your place of employment.

- Be on a site typical in size for residential development with normal site improvements, including customary landscaping, but does not necessarily include special improvements such as outbuildings and swimming pools.

Decent, Safe, and Sanitary

To be considered decent, safe, and sanitary, the replacement housing must meet all of the minimum requirements established by federal regulations and conform to local housing and occupancy codes.

The dwelling must:

- Be structurally sound, weather-tight, and in good repair
- Contain a safe electrical wiring system adequate for lighting and electrical appliances
- Contain a heating system capable of sustaining a healthful temperature
- Be adequate in size with respect to the number of rooms and area of living space to accommodate the displaced people
- Contain a well-lighted and ventilated bathroom providing privacy to the user and containing a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and sewage drainage system
- Contain a kitchen area with a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, with adequate space, and utility connections for a stove and refrigerator
- Have unobstructed egress to safe, open space at ground level
- Be free of any barriers that prevent reasonable entrance, exit, or use of the dwelling in the case of a displaced person with disabilities

Compliance and inspection for decent, safe, and sanitary housing

Metropolitan Council personnel will conduct an inspection of your replacement dwelling to ensure that it meets the minimum standards for decent, safe, and sanitary housing. The purpose of this inspection is to determine your eligibility for a relocation payment.



Please note: The Metropolitan Council’s approval of your replacement dwelling does not guarantee that there are no defects in the dwelling or its fixtures and equipment that may be discovered later. It is your responsibility to protect your best interests and investment in the purchase or rental of your replacement property. If there are any structural, mechanical, legal, or other unforeseen problems discovered after the inspection, the Metropolitan Council cannot assume any responsibility or blame.

Types of replacement housing payments

There are three types of replacement housing payments available:

1. **Purchase supplement:** This payment is available to homeowners who have lived in their homes for 90 days or more.
2. **Rental assistance:** This payment is available to homeowners who have lived in their homes for 90 days or more and rental tenants who have lived in their homes for 90 days or more.
3. **Down payment assistance:** This payment is available to rental tenants who have lived in their homes for 90 days or more.

The type of payment you are eligible for depends on whether you own or rent your home and how long you have lived there.

Date for vacating the property

You will receive written notice of the specific date by which you must vacate the property. Please check with the Metropolitan Council for the specific dates associated with your property and the Metropolitan Council’s needs.

Purchase supplement

If you own your home and have lived in it for 90 days or more prior to the date that the Metropolitan Council initiates negotiations to acquire your property, you may be eligible for a supplemental payment of up to \$31,000 to cover the costs of purchasing a replacement dwelling. This purchase supplement is in addition to the fair market value of your current property.

To receive a purchase supplement, you must purchase and occupy a replacement dwelling that meets the Metropolitan Council’s standards for decent, safe, and sanitary housing within one year of the later date of when you move from your home or when you receive final payment for your home.

The Metropolitan Council will determine the maximum purchase supplement you are eligible to receive, which may include three parts:

1. **Price differential**

The amount by which the cost of a comparable replacement dwelling exceeds the amount paid by the Metropolitan Council for your original dwelling.

2. **Increased mortgage interest cost**

You may be reimbursed for increased mortgage interest costs if the interest rate on your replacement mortgage exceeds that of your present mortgage. To be eligible, your original dwelling must have been encumbered by a mortgage that was a valid lien on the property for at least 180 days prior to the date when negotiations were initiated.

3. Incidental expenses (closing costs)

You may also be reimbursed for other expenses, such as reasonable costs for title search, recording fees, home inspection, and certain other closing costs, but not for prepaid expenses such as real estate taxes or property insurance.

Examples of price differential calculations

If the Metropolitan Council purchases your property for \$80,000 and a comparable replacement dwelling is available for \$90,000, you are eligible for a price differential payment of \$10,000 (the difference between the Metropolitan Council's purchase price of your dwelling and the cost of a replacement dwelling).

If the purchase price of your replacement dwelling is greater than \$90,000, you still receive a price differential payment of \$10,000, but you must pay the additional cost of the replacement dwelling.

If the purchase price of your replacement dwelling is less than \$90,000, the differential payment will be based on the actual cost of the replacement dwelling. The amount of differential payment you receive depends on how much you actually spend on a replacement dwelling, as shown in these examples:

Example A

Metropolitan Council's purchase price of your current dwelling: \$80,000
Available comparable replacement dwelling: \$90,000
Eligible maximum potential price differential: \$10,000

Example B

Metropolitan Council's purchase price of your current dwelling: \$80,000
Purchase price of your actual replacement dwelling: \$90,000
Available comparable replacement dwelling: \$90,000
You receive the maximum price differential of: \$10,000

Example C

Metropolitan Council's purchase price of your current dwelling: \$80,000
Purchase price of your actual replacement dwelling: \$85,000
Available comparable replacement dwelling: \$90,000
You receive the price differential of: \$5,000

Example D

Metropolitan Council's purchase price of your current dwelling: \$80,000
Purchase price of your actual replacement dwelling: \$95,000
Available comparable replacement dwelling: \$90,000
You receive the price differential of: \$10,000
You must pay the additional: \$5,000

Rental assistance

If you own or rent your home and have lived there for at least 90 days immediately before the date the Metropolitan Council initiates negotiations to acquire your property, you may be eligible for rental assistance under the Uniform Relocation Act. In Minnesota, the maximum rental assistance payment is \$7,200, and the maximum length of time for which rental assistance will be paid is 42 months.

The rental assistance payment will be paid in a lump sum unless the Metropolitan Council determines the payment should be paid in installments. To receive this payment, you must rent and occupy a comparable replacement dwelling within one year from the date you vacate the property being acquired for the project.

The Metropolitan Council will determine the maximum payment you may be eligible to receive based on established procedures. All calculations use a base monthly rent to calculate the rental assistance benefit, which will be the lower of:

1. Your current average monthly cost for rent and utilities, or
2. 30% of your average monthly gross household income if your household qualifies as “low income” according to the U.S. Housing and Urban Development Annual Survey of Income Limits for Public Housing, and Section 8 programs.

Your relocation agent will explain this further and provide more information.

Example of rental assistance

Suppose the Metropolitan Council purchases a property where you had been paying rent of \$450 per month, and the Metropolitan Council determines (based on review of the rental market) that a comparable replacement rental unit is available for \$525 per month. In that case, the maximum rental assistance payment you can receive is \$75 per month for 42 months, or \$3,150.

Option A

Suppose you select a replacement dwelling that rents for \$550 per month, despite the availability of comparable replacement rental units that rent for \$525 per month. In that case, you will still receive only the maximum computed payment of \$3,150. In other words, you must pay the additional \$25 per month.

Option B

Suppose you select a replacement dwelling that rents for more than your present rent, but less than the amount determined by the Metropolitan Council. In that case, you will be paid the actual cost difference. For example, suppose you select a replacement dwelling unit that rents for \$500 per month. In that case, you will be eligible for a payment of \$50 per month for 42 months or \$2,100.

Rental assistance for displaced homeowners

If you are a homeowner and move to a rental dwelling after the Metropolitan Council acquires your property, the calculation of a rental assistance payment is more complicated. Homeowners interested in renting should contact their relocation agent for more information.

Down payment assistance

If you're a renter and have lived in your home for 90 days or more before the Metropolitan Council initiates negotiations to acquire the property, you may be eligible for down payment assistance on a replacement dwelling and incidental expenses. Incidental expenses include reasonable costs of a title search, recording fees, and certain other closing costs, but not prepaid expenses like real estate taxes and property insurance. If loan origination or assumption fees are normal to real estate transactions in your area and don't represent prepaid interest, you may also qualify for reimbursement.

The Metropolitan Council will determine the maximum down payment you can receive, and the combined amount of the down payment and incidental expenses cannot exceed the rental assistance payment or the actual purchase price of the replacement dwelling, whichever is less. Your eligible down payment amount is based on the computed rental assistance you would have received as a tenant. You must use the total amount to purchase a decent, safe, and sanitary replacement dwelling. To receive down payment assistance and payment for additional expenses, you must purchase and occupy the replacement dwelling within one year of vacating the property.

Last resort housing

The Metropolitan Council will use the Last Resort Housing Procedure to ensure displaced residents have comparable replacement dwellings.

- The Metropolitan Council may purchase an existing comparable residential property in exchange for the property being acquired.
- The Metropolitan Council may relocate and rehabilitate a dwelling purchased within the project area.
- The Metropolitan Council may purchase, rehabilitate, and/or construct additions to an existing dwelling.
- The Metropolitan Council may purchase land and construct a new replacement dwelling.
- The Metropolitan Council may purchase an existing dwelling, remove barriers and/or rehabilitate the structure to accommodate a handicapped displaced resident.
- The Metropolitan Council may authorize a replacement housing payment exceeding the normal limits for purchase assistance or rental assistance.
- The Metropolitan Council may make a direct loan enabling you to construct or contract for a comparable replacement dwelling.

The Metropolitan Council has broad flexibility in implementing the Last Resort Housing program, and the methods are not limited to the above list.

Choice in replacement housing

All eligible persons have the freedom to choose their replacement housing. The Metropolitan Council cannot force anyone to accept the replacement housing offered by the Metropolitan Council without their written consent. Displaced residents can choose their own replacement dwelling as long as it meets the basic standards for decent, safe, and sanitary housing.

Do not buy or lease a substandard dwelling

The selected replacement dwelling must meet the basic “decent, safe and sanitary” standards. Do not sign any sales contract or lease agreement until a Metropolitan Council representative has inspected and certified in writing that the dwelling meets these standards. Moving into a substandard dwelling can jeopardize the right to receive a replacement housing payment.

Fair housing

The Federal Fair Housing Act prohibits discriminatory practices based on race, color, religion, sex, national origin, or disability in the purchase and rental of most residential units. Minority populations shall be given

reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings that are within their financial means, but this policy does not require the Metropolitan Council to provide larger payments than necessary.

Section II: Reimbursements to displaced businesses, farms, and nonprofit organizations

Owners and tenants of displaced businesses, farms, and nonprofit organizations may be eligible for reimbursement for certain moving costs and related expenses.

- A “business” includes any lawful activity, except a farm operation, that primarily operates in the purchase, sale, lease, or rental of personal and/or real property; the manufacture, processing, or marketing of products or commodities; the sale of services to the public, or outdoor advertising field.
- A “farm” refers to any activity conducted primarily to produce one or more agricultural products or commodities for sale or home use, which contributes materially to the operator’s support.
- A “nonprofit organization” is incorporated under state law and is exempt from paying federal income taxes.

Eligible owners and tenants of displaced businesses, farms, and nonprofit organizations have two options for relocating their enterprise:

1. Reimbursement of actual reasonable moving costs or
2. A fixed payment.

Actual reasonable moving costs:

If you opt for reimbursement of actual reasonable moving costs, you can request payment for hiring a commercial mover or the expenses incurred in moving your enterprise yourself.

This includes the cost of moving personal property within 50 miles, and related expenses such as personal property losses, reestablishment costs, and expenses in finding a replacement site.



Additional related expenses that may be eligible for reimbursement include nonresidential expenses, packing and unpacking, temporary storage, insurance while in transit, and other handling costs. However, the expenses must be reasonable and necessary, and you must provide receipts for prompt payment of your moving cost claim. The Metropolitan Council will require at least two estimates from a professional moving company.

Fixed payment in lieu of moving costs:

Alternatively, you may choose to receive a fixed payment instead of reimbursement for actual costs. The payment amount is based on the average annual net earnings of your enterprise over the two years prior to the year of displacement and ranges from \$1,000 to \$40,000. This payment is intended to cover all costs of relocation, and if you choose this option, you will not be eligible for reimbursement of any other relocation expenses.

Moving your enterprise:

If you hire a professional mover, you may be reimbursed for actual reasonable moving expenses and related costs. If you decide to move your enterprise yourself, the Metropolitan Council may approve a payment not to exceed the lowest acceptable bid or estimate prepared by qualified moving firms, moving consultants, or a qualified Metropolitan Council employee. If two acceptable bids or estimates cannot be obtained, or you decide to move yourself on an actual-cost basis, your moving payment may be based on actual, reasonable moving expenses supported by receipted bills or other evidence of actual expenses. In all cases, the expenses must be reasonable and necessary, and you must provide receipts for prompt payment of your moving cost claim.

Notification and inspection:

Provide advance written notice of the planned move and an inventory of the items to be moved to ensure eligibility for reimbursement and prompt payment for moving expenses. The Metropolitan Council has the right to inspect the personal property at the displacement and replacement sites and to monitor the move. Failure to do this could jeopardize your claim.

Direct losses of tangible personal property

Displaced businesses, farms, and nonprofit organizations may be eligible for a payment for the actual direct loss of tangible personal property that is incurred as a result of the move or discontinuance of the operation. The payment will be based on the value of the item for continued use at the displacement site, minus proceeds from its sale or the estimated cost of moving the item, whichever is less.

Your relocation agent will explain this procedure in detail if you face this problem.

Related nonresidential expenses

- Connection to available nearby utilities from the right-of-way to improvements at the replacement location may be eligible costs if the Metropolitan Council determines that they are actual, reasonable, and necessary.
- Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for the displaced business operation, including but not limited to soil testing, site feasibility and marketing studies, may also be eligible.
- Impact fees or one-time assessments for anticipated heavy utility usage may also be eligible.

Reestablishment expenses

A small business, farm, or nonprofit organization may be eligible for expenses actually incurred in relocating and reestablishing the enterprise at a replacement site.

To qualify, the business, farm, or nonprofit organization must not have more than 500 employees working at the site being acquired or displaced by the program or project.

Reestablishment expenses may include, but are not limited to:

- Repairs or improvements to the replacement property required by federal, state, or local law, code, or ordinance.
- Modifications to the replacement real property to accommodate the business operation or make the structure(s) suitable for conducting the business.
- Construction and installation of exterior signs to advertise the business.
- Redecoration or replacement of soiled or worn surfaces at the replacement site (such as painting, paneling, and carpeting) when required by the condition of the replacement site.
- Advertising the new business location.
- The estimated increased costs of operation during the first two years at the replacement site for items such as lease or rental charges, personal or real property taxes, insurance premiums, and utility charges (excluding impact fees).

Your relocation agent will provide a maximum payment allowed.

Certain expenditures are not eligible for reimbursement as reestablishment expenses, including but not limited to the purchase of capital assets, product or related inventory, and interest on borrowed funds.

Expenses of searching for replacement property

Displaced businesses, farms, and nonprofit organizations are entitled to reimbursement of up to \$2,500 for actual reasonable expenses incurred in searching for a replacement property. Eligible search expenses may include:

- Transportation, meals, and lodging when away from home
- The reasonable value of the time spent during the search
- Fees paid to real estate agents, brokers, or consultants
- Other expenses determined to be reasonable and necessary by the Metropolitan Council

Fixed payment (in lieu of moving expenses)

Displaced businesses, farms, and nonprofit organizations may be eligible for and choose a fixed payment option, which is paid instead of otherwise eligible moving costs and related expenses. The fixed payment amount will be not less than \$1,000 or more than \$50,000.

For a business to be eligible for a fixed payment, the Metropolitan Council must determine all of the following:

- The enterprise cannot be relocated without a substantial loss of its existing patronage.
- It is not a part of an enterprise having more than three other establishments engaged in the same or similar activity not being acquired.
- The business must have contributed materially to the income of the displaced person during the two taxable years prior to displacement.

Limitations

- A business being operated at a displacement dwelling or site for the sole purpose of renting the dwelling or site to others is not eligible for the fixed payment option.
- For the owner of a farm to be eligible for a fixed payment, the farm operation must be displaced either by total or partial acquisition. In the case of a partial acquisition, the Metropolitan Council must determine that the acquisition caused the operator to be displaced from the farming operation on the remaining land or that the acquisition caused a substantial change in the nature of the farm operation. The amount of fixed payment to a nonprofit organization is based on gross revenues, subject to a minimum payment of \$1,000 and a maximum payment of \$50,000.

The amount of fixed payment to a business or farm operation is based on the average annual net earnings of the business or farm operation for the two taxable years immediately preceding the taxable year in which it was displaced or another two-year period if the Metropolitan Council determines that a different period more accurately represents the annual earnings of the business or farm.

You must provide information to the Metropolitan Council to support your claim. Proof of net earnings is documented by income tax returns. The relocation agent will explain eligibility requirements and claims documentation if you are interested in this option.

Outdoor advertising devices

Owners of outdoor advertising devices (personal property) that are being displaced are eligible for



reimbursement of actual reasonable costs of moving the devices and related expenses. The maximum amount of payment for direct loss of an advertising device is limited to the lower of the depreciated reproduction cost of the sign (as determined by the Metropolitan Council) minus the proceeds from its sale (or salvage value), or the estimated cost of moving the sign, without any allowance for storage. The costs of searching for a replacement site for outdoor advertising devices, up to a maximum of \$2,500, may also be eligible for reimbursement.

Section III: Services providing relocation assistance relocation assistance services

Any individual, family, business or farm operation that is displaced is entitled to relocation assistance services to help them find a suitable replacement property. These services are provided by qualified personnel who are either employed by the Metropolitan Council or work on behalf of the Metropolitan Council.

The relocation assistance personnel are there to assist and advise you, so make sure to utilize their services fully. Don't hesitate to ask questions, and make sure you understand all of your relocation benefits and rights.

Residential assistance

A relocation agent from the Metropolitan Council will personally contact you to explain your eligibility for payments for relocation services. During the initial interview, the relocation agent will assess your housing needs and preferences and determine what kind of assistance you require. You cannot be required to move unless at least one comparable replacement dwelling that meets decent, safe, and sanitary standards is made available to you.

The Metropolitan Council may inspect comparable housing before making it available to ensure that it meets the standards. If you wish, the relocation agent can provide you with current listings of other available replacement housing. Transportation may also be provided to inspect available housing, particularly if you are elderly or have disabilities. The Metropolitan Council can also provide counseling or connect you with other sources of assistance to minimize any hardships you may encounter in adjusting to your new location. If necessary, the relocation agent will provide you with information about other federal, state, and local housing programs that offer assistance to displaced persons.

Business and farm assistance

Whenever businesses and farms are displaced, a relocation agent will explore listings of commercial properties and farms. The Metropolitan Council will take steps to minimize economic harm to displaced businesses and increase their likelihood of being able to relocate back into the affected community. The relocation agent may also provide advice on possible sources of funding and assistance from other local, state, and federal agencies.

Social services provided by other agencies

Your relocation agent will be familiar with the services provided by other public and private agencies in your community. If you have special problems, the relocation agent will make every effort to secure the services of those agencies with trained personnel who have the expertise to help you. Make sure to inform your relocation agent about your needs so that you can receive the help you require.

Relocation advisory assistance checklist

This checklist is a summary of the relocation advisory assistance you can expect to receive if you are displaced by a project. The Metropolitan Council is required to coordinate its relocation activities with other agencies causing displacements to ensure that all displaced persons receive fair and consistent relocation benefits.

The relocation agent will personally interview displaced persons to:

- Determine their needs and preferences
- Explain relocation benefits
- Offer assistance
- Offer transportation if necessary
- Ensure that a comparable replacement residential property is available before a resident is displaced
- Provide a list of comparable properties that are available for purchase or lease
- Provide the amount of the replacement housing payment in writing
- Inspect replacement dwellings to ensure that they are decent, safe, and sanitary
- Supply information on other local, state, and federal programs offering assistance to displaced persons
- Provide advice to minimize hardships, and
- Assist in the preparation of claims for payment.

Other benefits and taxes:

- Relocation assistance will not affect your eligibility for Social Security or welfare benefits.
- No relocation payment you receive will be considered as income for the purpose of the Internal Revenue Code of 1986 or for the purposes of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law except for any federal law providing low-income housing assistance.
- If you receive Supplemental Security Income (SSI) payments, you should also review available resources with the appropriate Social Security office.

Summary of benefits:

Payments for individuals and families

Homeowner-occupant of at least 90 days or more

Purchase supplement which includes:

- Price differential
- Increased mortgage interest costs
- Incidental expenses (closing costs)
- Can elect to receive rental assistance instead of a purchase supplement, and
- Moving expenses

Homeowner-occupant of less than 90 days:

- Moving expenses

Residential tenants of at least 90 days:

- Rental assistance or down payment assistance, and
- Moving expenses

Residential tenants of less than 90 days:

- Moving expenses

Payments for businesses, farms, and nonprofit organizations

Business

- Businesses that are displaced by a project may be eligible for relocation assistance, including:
- Moving expenses
- Reestablishment expenses, such as utility deposits and fees for licenses and permits
- Payment for searching for a replacement location
OR
- A fixed payment (in lieu of all other eligible expenses)

Farm operators

Farm operators who are displaced by a project may be eligible for relocation assistance, including:

- Moving expenses
- Reestablishment expenses, such as utility deposits and fees for licenses and permits
- Payment for searching for a replacement location
OR
- A fixed payment (in lieu of all other eligible expenses)

Nonprofit organizations

Nonprofit organizations that are displaced by a project may be eligible for relocation assistance, including:

- Moving expenses
- Reestablishment expenses, such as utility deposits, and fees for licenses and permits
- Payment for searching for a replacement location
OR
- A fixed payment (in lieu of all other eligible expenses)

For more information, please speak with your relocation agent for further information about policies and procedures related to relocation assistance for businesses, farms, and nonprofit organizations.

Right of Appeal

If you believe that the Metropolitan Council's determination of your eligibility for relocation assistance or the amount of relocation assistance payments is incorrect, you have the right to appeal. To request an appeal, you must submit a written request to the Metropolitan Council within 60 days after being informed of the denial of your claim for relocation assistance and payments.



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