



51 High St. Bristol, CT 06010 | 860-584-6160|

Subject: Relocation Costs and Implications

To: Board of Finance

Date Issued: 8/4/2023

Executive Summary: At the close of FY 23 Relocation Costs hit \$289,536 (\$131,286) over budget. Relocation costs are associated with the Connecticut Uniform Relocation Assistance Act that requires municipalities to pay relocation benefits to tenants displaced through city code enforcement action. The City is obligated to pay relocation costs for up to 2 years from the time of condemnation of the property. In the past year there were 14 fires which resulted in 8 families becoming relocation clients. Local homeless shelters are at capacity which require families to be placed in local hotels if they do not have other means to house themselves. Compounded by the cost increases and inflation on local hotels these expenses are high.

Connecticut Uniform Relocation Assistance Act: Under URAA, municipalities (and state agencies) must pay relocation benefits to individuals displaced by programs they undertake or supervise, such as code enforcement. URAA's stated purpose is to "to establish a uniform policy for the fair and equitable treatment of persons displaced by the acquisition of real property by state and local land acquisition programs, by building code enforcement activities, or by a program of voluntary rehabilitation of buildings or other improvements conducted pursuant to governmental supervision" (CGS § 8-266). Although "building codes" are the only type of codes specifically listed in the statute, the Connecticut Supreme Court has interpreted the term to include all codes dealing with the health and safety requirements of buildings (*Dukes v. Durante*, 192 Conn. 207 (1984)). As shown in *Tables 1*, the benefits owed depend on the individual service needs of the family and the reason for condemnation.

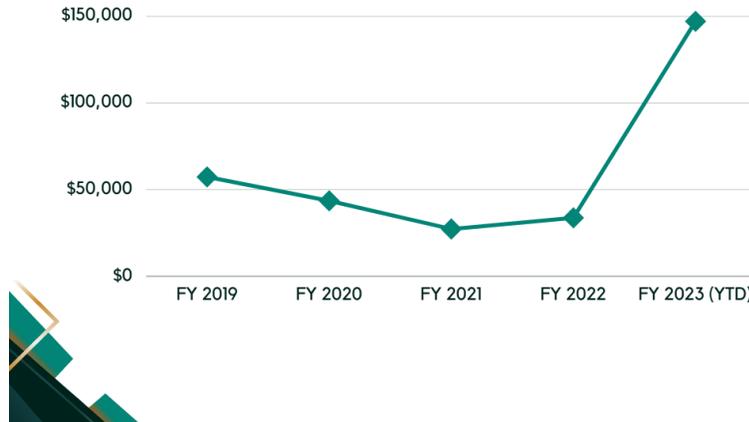
The Community Services Coordinator is the designated agent of the city that carries out and arranges each part of the process, after the property has been condemned. The state's URAA entitles displaced persons to be placed in a temporary shelter, receive help to find a permanent place to live, up to 6 months of storage and moving expenses, the first and last month/security deposit, and rent differential for 47 months or \$4,000. At any time prior to receiving payment for storage, a client can request a fixed payout.

To be eligible for URAA, a client must first receive a condemnation letter from the City of Bristol Building Department or Bristol-Burlington Health District and then apply for assistance with Community Services. According to state statutes, the owner of the property has the first chance to relocate a tenant. If they are unable or refuse, state statutes is triggered and the relocation process takes place.



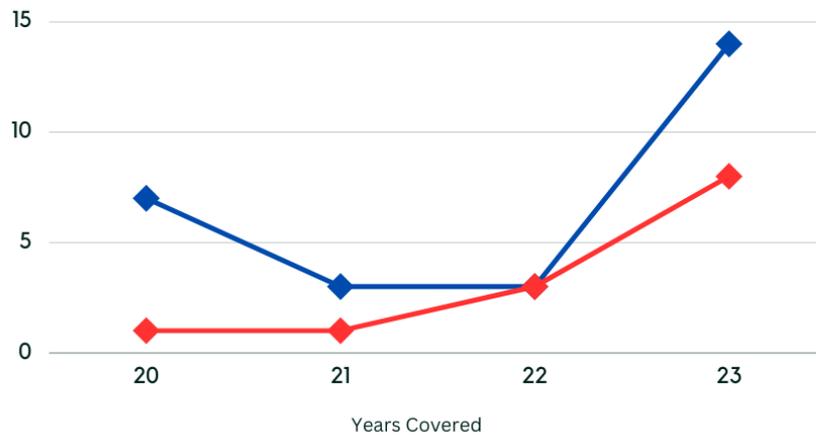
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YEARLY RELOCATION EXPENSES



Fire Statistics

- Fires in city (calendar year)
- Fire relocations





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In 2023 there have been fourteen (14) fires in the City of Bristol. Thirteen (13) of those cases were assisted by Community Services. Eight of those cases resulted in relocations. There were also 5 additional condemnations in FY 2023.

***6 Clients currently on URAA (5 in Hotels & 1 receiving rent payments.)**

Weekly Costs of Hotels Rooms (40% increase)

| Hotel Name | Price in 20-21 | Price 21-22 | Price 22-23 |
|-------------------|-----------------------|--------------------|--------------------|
| Days Inn | \$490 | \$692 | \$793 |
| Motel 6 | 330.05 | \$472.03 | \$689 |
| Double Tree | n/a | n/a | \$770 |
| Red Roof | n/a | \$343 | \$483 |
| Wolcott Inn | n/a | n/a | \$400 |
| Econo Lodge | n/a | \$450.03 | \$1239 |
| Fairfield Inn | n/a | \$760 | \$1743 |