

Property Acquisition and Relocation

- **Acquisitions & Relocation**
 - *Full (fee)*
 - . Entrances
 - . Ancillary Facilities
 - *Permanent Easement*
 - . Entrances
 - . Tunnels
 - *Temporary Easement*
 - . Construction
 - *Relocation*
 - . Commercial
 - *Trade Fixtures*
 - . Residential

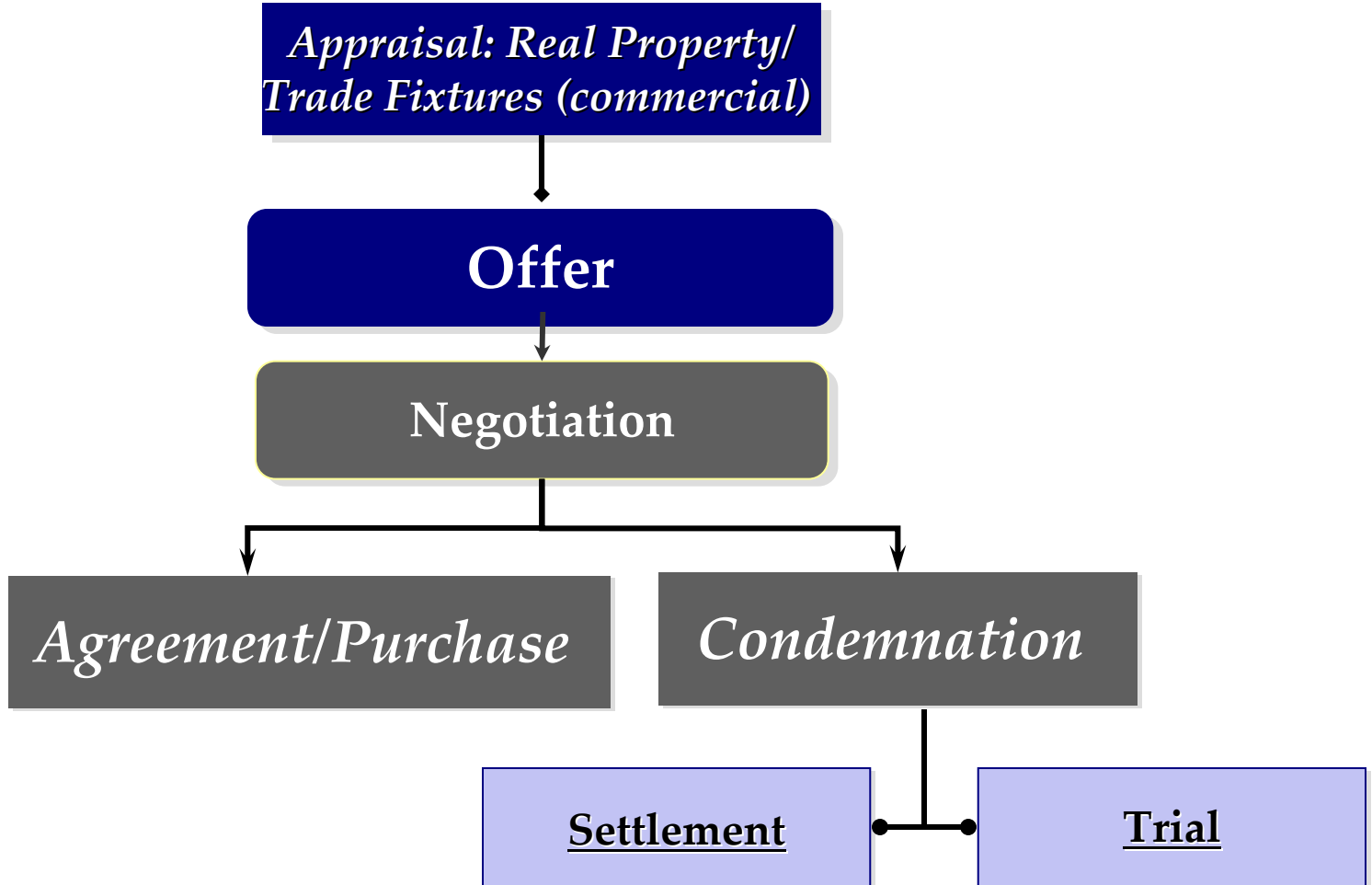
New York State Eminent Domain Procedure Law (*EDPL*)

- *Covers Condemnation Procedures*

Uniform Relocation Assistance and Real Property Acquisition Policies Act (*Uniform Act*)

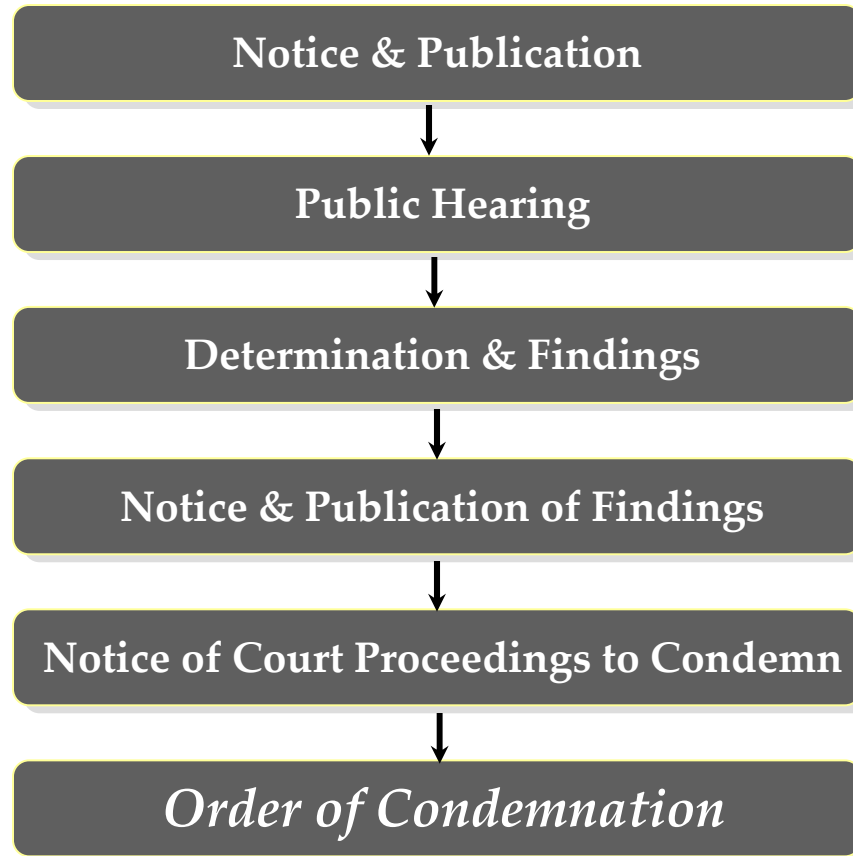
- *Covers Commercial & Residential Relocation*

PROPERTY ACQUISITION



EDPL PROCEDURES

(*Condemnation*)



RELOCATION ASSISTANCE

- **Federal Uniform Act**

- *Relocation Requirements - Commercial & Residential*

- ***Notices***

- General information
- Notice of Relocation Eligibility
- Ninety-Day notice
- Thirty-Day notice

RELOCATION ASSISTANCE

- **Federal Uniform Act**

- *Commercial Relocation*

- *Planning, Advisory Services & Coordination*

- *Commercial Relocation Payments*

Payments for Moving & Related Expenses

- ♦ *Actual (Cost of Relocation)*
- ♦ *Fixed (Payments based on Criteria)*

RELOCATION ASSISTANCE

- **Federal Uniform Act**

- *Residential Relocation*

- *Payments for Moving & Related Expenses*
 - *Planning, Advisory Services & Coordination*
 - *Assistance in finding and relocating to a “Comparable Replacement Dwelling”*
 - *Rental Assistance or Replacement Housing Payments*
 - *Alternative Residential Relocation Benefits*

COMPARABLE REPLACEMENT DWELLINGS

LAW: FEDERAL UNIFORM ACT

DEFINED AS:

- Decent, safe, and sanitary
- Functionally equivalent
- Adequate in size to accommodate the occupants
- In an area not subject to unreasonable adverse environmental conditions
- In a location not less desirable
- On a site that is typical in size
- Currently available
- Within the financial means of the displaced person

AVAILABILITY OF COMPARABLE REPLACEMENT DWELLINGS

LAW: FEDERAL UNIFORM ACT

STEPS:

- Person informed of the comparable replacement dwelling's location
- Person has sufficient time to negotiate
- Person to be displaced is assured of receiving the relocation assistance in sufficient time

CONTRACT 1: CONSTRUCTION STATUS

- **Contract 1: TBM Launch & Shaft Sites**
 - *No Commercial or Residential Relocations*
 - *Early 2007 (anticipated construction contract award date)*

CONTRACT 2: CONSTRUCTION STATUS

- ❖ **Mid 2008 (anticipated construction contract award date)**
[Property Acquisition 6 - 12 months before anticipated construction contract award date]
- **Contract 2: 96th Street Station**
 - *Commercial Relocations only*
 - *1875 2nd Ave (SW corner 97 St)*
 - *1770 2nd Ave (East side 2nd Ave, b/w 92-93 St)*
 - *245 E 93 St/ 1801 2nd Ave (SW corner 94 St)*

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CONTRACT 2: CONSTRUCTION STATUS

❖ **Mid 2008 (anticipated construction contract award date)**
[Property Acquisition 6 - 12 months before anticipated construction contract award date]

- *{ Continued }* **Contract 2: 96th Street Station**

- *Plaza Areas*

- *235 E 95 St/1849 2nd Ave (SW corner 96 St)*

- *301 East 94 St (NE corner 94 St)*

CONTRACT 3: CONSTRUCTION STATUS

- ❖ **Mid 2010 (anticipated construction contract award date)**
[Property Acquisition 6 - 12 months before anticipated construction contract award date]
- **Contract 3: 63rd Street Turn**
 - *Commercial Relocations*
 - *124 E63 St (b/w Lex Ave & Park Ave)*
 - *154 E64 St/ 835 Lex Ave (Lex Av b/w 63-64 St)*
 - *188 E64 St (NW corner 3rd Ave, 63 St)*
 - *200 E63 St/1065 3rd Ave (SE corner 3rd Ave, 63 St)*

CONTRACT 4: CONSTRUCTION STATUS

- ❖ Early 2009 (anticipated construction contract award date)
[Property Acquisition 6 - 12 months before anticipated construction contract award date]
- **Contract 4: 72nd Street Station**
 - *Commercial Relocations*
 - *253-259 East 72 St (NW corner 72 St)*
 - *305 East 72 St (NE corner 72 St)*
 - *1313 2nd Ave/ 235 East 69 St (NW corner 69 St)*
 - *1315 2nd Ave (NW corner 69 St)*

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CONTRACT 4: CONSTRUCTION STATUS

- ❖ Early 2009 (anticipated construction contract award date)

[Property Acquisition 6 - 12 months before anticipated construction contract award date]

- *{ Continued }* **Contract 4: 72nd Street Station**
 - *Commercial Relocation*
 - *301 East 69 St (NE corner 69 St)*

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CONTRACT 4: CONSTRUCTION STATUS

❖ **Early 2009 (anticipated construction contract award date)**

[Property Acquisition 6 - 12 months before anticipated construction contract award date]

- *{ Continued }* **Contract 4: 72nd Street Station**

- *Residential Relocations*

- *253-259 East 72 St (NW corner 72 St)*

- *1313 2nd Ave/ 235 East 69 St (NW corner 69 St)*

- *1315 2nd Ave (NW corner 69 St)*

CONTRACT 5: CONSTRUCTION STATUS

- ❖ Early 2009 (anticipated construction contract award date)
[Property Acquisition 6 - 12 months before anticipated construction contract award date]
- **Contract 5: 86th Street Station**
 - *Commercial Relocations*
 - *250 E87 St /1659 2nd Ave (NW corner 86 St)*
 - *305-315 E86 St/1660 2nd Ave (NE corner 86 St)*
 - *247 E83 St /1601 2nd Ave (NW corner 83 St)*
 - *303 E83 St /1602 2nd Ave (NE corner 83 St)*

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CONTRACT 5: CONSTRUCTION STATUS

- ❖ Early 2009 (anticipated construction contract award date)

[Property Acquisition 6 - 12 months before anticipated construction contract award date]

- *{ Continued }* **Contract 5: 86th Street Station**
 - *Residential Relocations*
 - *247 E83 St / 1601 2nd Ave (NW corner 83 St)*

Uniform Act Regulations 49 CFR Part 24

<http://www.fhwa.dot.gov/hep/49cfr24.htm>

SAS Hotline: 646-252-2670

SAS Web Site: www.mta.info/capconstr/sas