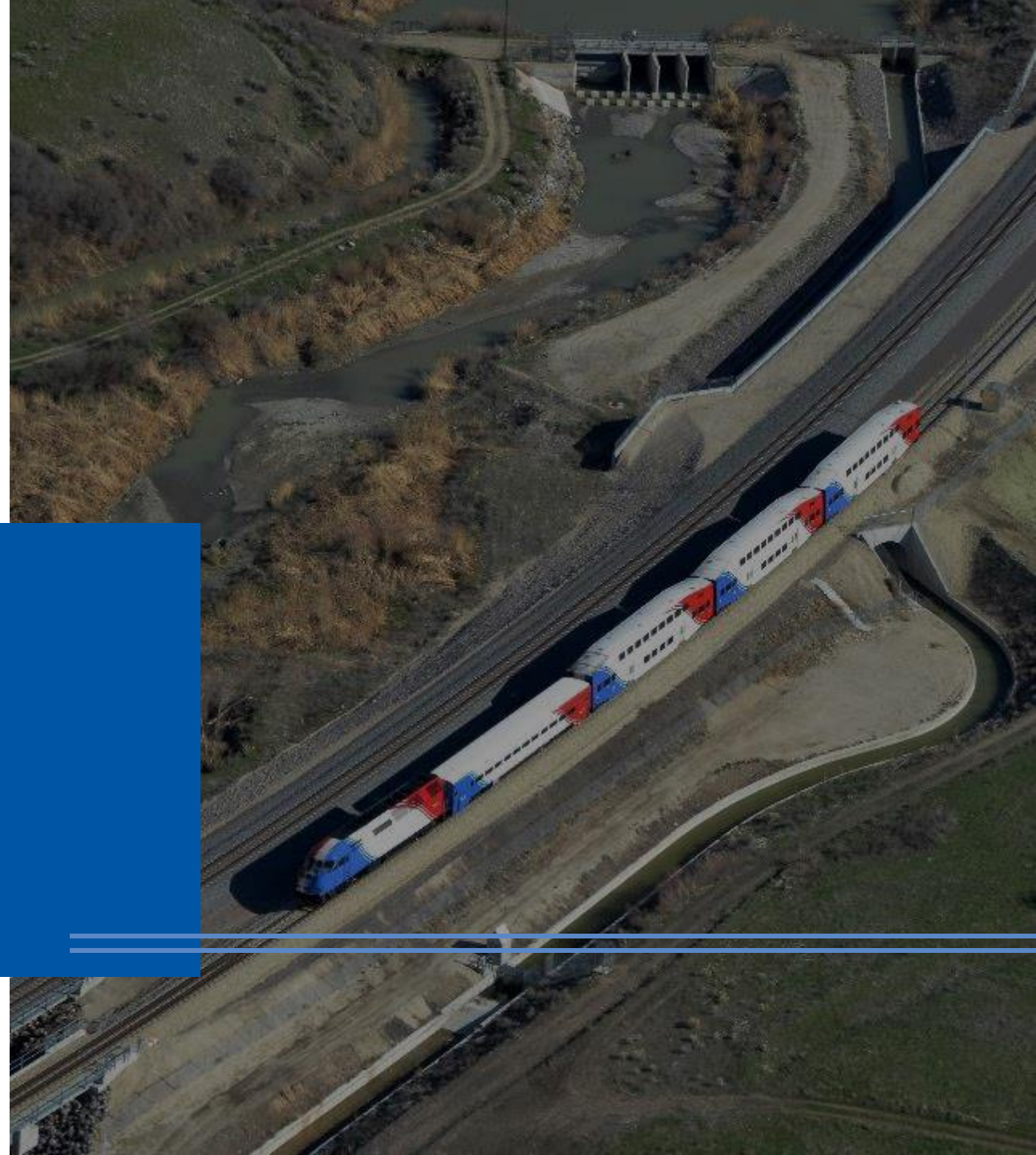


FRONT RUNNER 2X



RIGHT OF WAY

Sept. 18 & 19, 2025



Acquisition Process

1. **Identify Property:** UDOT's Acquisition Services Team identifies property needed for transit projects
 - UDOT identifies specific parcels of land required for the project.
 - The impact on existing property is assessed and documented.
2. **Valuation:** The properties are valued to determine just compensation. Appraisals are performed by independent appraisers. Once the appraisal is prepared, the report is sent to a 2nd independent appraiser for review
 - The property is valued to determine "just compensation".
 - This involves a detailed appraisal process, where appraisers determine the property's worth and potential damages.
3. **Negotiation:** UDOT makes an offer to purchase the property and begins negotiating with owners. Negotiation outcomes could include real estate purchase contracts, occupancy agreements, or litigation
 - An official offer to purchase the property is prepared.
 - UDOT negotiates with the property owner to reach a purchase agreement.

Relocation Benefits For Displaced Tenants

***Occupancy at least 90 Days prior to Initiation of Negotiations**

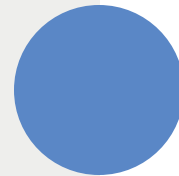
***Must Certify Legal US Residency**



Rental Assistance Payment (RAP)



Moving Expenses



Relocation Assistance

Rental Assistance Payment

(Replacement Housing Payment, Supplemental Housing Payment)

“Spend it to get it”



Housing Study- Identify replacement rental properties (comparables) available and on the market that are functionally equivalent to the Subject property.



Must Be Decent, Safe & Sanitary (DSS)



Freedom of Choice- Homes used for the study are only used to calculate RAP. Displacee can rent any property they choose.

How is the RHP Calculated?

Eligibility	Listed rent of comparable property	\$1,700
	Estimated utilities	+\$200
	Housing cost at comparable	\$1,900
	Existing housing costs	-\$1,750
	Monthly difference	\$150
	Payment (difference X 42 months)	= \$6,300
Actual	Actual cost of replacement rental + utilities	\$1,800
	Existing housing costs (rent + utilities)	- \$1,750
	Monthly difference	\$50
	Payment (difference X 42 months)	\$2,100
HUD Qualifying Low Income	Listed rent + utilities of comparable property	\$1,900
	30% of monthly income \$5,000	- \$1,500
	Monthly difference	\$400
	Payment (difference X 42 months)	= \$16,800

Relocation Benefits

Moving Options

1. Commercial Move*



Displacee must provide 2 written bids
(UDOT typically pays the lesser of 2 bids)



Includes insurance on
personal property



Payment made from actual
invoice after move is completed

**Up to 50-mile radius*

FRONTRUNNER **2X**

Relocation Benefits

Moving Options

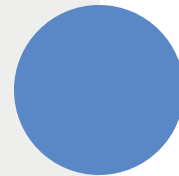
2. Fixed Moving Costs



Displacee responsible for performing move.



Payment is based on the number of rooms containing personal property in the dwelling.



Can include additional items, e.g. hot tub, pool table, piano, etc.

Relocation Benefits

Moving Options

3. Adjusted Self Move



Displacee must provide 2 written bids



Payment made to Displacee at 90% of lowest bid once move is complete.

Claim Timeframes



Must rent and occupy a DSS replacement property within 12 months from date of displacement.



Claims must be submitted withing 18 months of displacement date.

Stay Informed

Website: FrontRunner2X.utah.gov

Email: FrontRunner2X@utah.gov

Phone: 888-882-0373

