

COMPARABLE UNITS

- › Comparable Unit: One or more specific unit(s) offered by the grantee to a displaced person which in size, function, and location are as similar as possible to the unit the household is leaving.
- › Replacement Unit: The unit to which the household actually moves.
- › Referral Unit: Other appropriate (but not necessarily comparable) housing which is suggested to the household as part of advisory services.

Tenants who are displaced must be referred to at least one "comparable" replacement unit.

Comparable units are used to:

- › Assure that displaced persons actually have a place to go, and
- › Set a limit on the maximum liability for the agency for replacement housing payments, since the replacement housing payment is based upon the cost of the household's replacement unit or the cost of the comparable unit if it is lower.

Generally, a comparable unit must:

- › **Be decent, safe, and sanitary (DSS);**
- › **Be similar in size;**
- › **Be similar in function** (functionally equivalent*);
- › **Contain the same principal features;**
- › **Be reasonably accessible to the person's employment** and located in an equal to or better area than the displacement unit.
- › **Be environmentally safe;**
- › **Be currently available;**
- › **Be within the financial means of the displaced person;** and
- › **Be matching or exceeding the type of rental property of the displacement unit.**

* The term functionally equivalent means that it performs the same function, and provides the same utility. While a comparable replacement dwelling need not possess every feature of the displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to the displacement dwelling, the Agency may consider reasonable trade-offs for specific features when the replacement unit is equal to or better than the displacement dwelling