



Transit Projects and Your Property

How does CTA acquire private property for a project?

Government programs designed to benefit the public as a whole can result in acquisition of private property and, sometimes, in the displacement of people from their residences or businesses. State and federal constitutions recognize the need for public agencies to purchase private property for public use. Congress passed the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (The Uniform Act), and amended it in 1987. The Uniform Act, along with state and federal constitutions, authorize this purchase and assure full protection of the rights of each property owner. As a public agency, CTA can purchase private property for public use, such as for a transit project.

How is property appraised and acquired?

CTA must appraise and purchase properties needed for a transit project in accordance with federal rules. If CTA is interested in acquiring your property, or a portion of it for a transit project, you, the property owner, will be notified as soon as possible. Shortly thereafter, an independent appraiser will contact you to make an appointment to inspect your property. The appraiser is responsible for determining the initial fair market value of the property. You, or a representative that you designate, will be invited to accompany the appraiser when the appraiser inspects your property. You or your representative may provide information about improvements to the property and any special features that may affect the value of the property to CTA's appraiser to ensure that these facts are considered in the appraisal. After the appraisal and a review appraisal is completed (and approval of CTA's funding agencies is obtained, if required), CTA will present a written offer for the property based upon the appraised value of the property. CTA is legally required to offer to purchase your property for an amount that is not less than the appraised value of the property.

Does CTA assist with relocation for those displaced by the property acquisition?

CTA will provide financial assistance and relocation services, as required by federal rules, for property owners and for commercial and residential occupants who must move because of a transit project. Both owners and occupants are contacted promptly by CTA and/or its relocation consultant after CTA has presented an offer to the property owner to acquire the property. The relocation procedure as well as eligibility for relocation payments and advisory services to be provided by CTA and/or its relocation consultant is explained.

Will the Red and Purple Modernization project require any residential or business relocation?

The land acquisition, displacements, and relocations sections of the Environmental Impact Statement (EIS) will present a summary of the potential impacts related to residential and non-residential relocations. The Draft EIS, when complete will be available for public review.

For More Information

For additional information, please contact Jeff Wilson, CTA Government and Community Relations Officer, at (312) 681-2712 or jwilson@transitchicago.com.