



Relocation Assistance Process & Program

Chad Wakefield
Overland, Pacific & Cutler, Inc.



Topics

- Introduction
- Regulations & Guidelines
- Benefits
- Process/Issues
- Appraisers & Relocation
- Economies Impact on Relocation
- Questions & Answers



Introduction

- What is Relocation?
 - Displacement of a Private Party (sometimes public) for benefit of the public
- Who's Involved?
 - Displacing Agency
 - Displacee
 - Consultants (Sometimes on Both Sides)



Federal & State Regs & Guidelines

FEDERAL

- “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)”
 - 49 Code of Federal Regulations Part 24 (DOT)
 - HUD Handbook 1378
 - FAA (Order 5100.37A)
 - Caltrans Right of Way Manual
 - Specific Agency Policy & Procedure

STATE

- California Government Code, Section 7260
 - Relocation Assistance and Property Acquisition Guidelines
 - Caltrans Right of Way Manual
 - Specific Agency Policy & Procedures



Funding That Triggers Relocation Benefits

- Federal (FHWA, HUD, FAA, Ect)
- State (LIHTC?, TIF, Ect)
- Local (Bonds, Self Help, General Fund)
- Mixed (Some Projects Have Em All)



Types of Displacement & Displacees

- Types of Displacement
 - Permanent Displacement
 - Temporary
- Types of Displacees
 - Residential and Business Owners & Tenants
 - Farm Operations
 - Non-profits
 - Government Agencies



Permanent Residential Assistance

- Advisory Services
- Moving Payment
- Rental Assistance Payment
- Owner Occupied Residential
 - Purchase Price Differential
 - Interest Differential
 - Incidental Expenses



Business Assistance

- Advisory Services
- Monetary Assistance
 - Actual Moving and Related Expenses
or
 - Fixed Payment In Lieu of Actual Moving and Related Expenses



Process Issues

- Planning
- Noticing Requirements
- Other Impact/Issues



Planning

- Players in the process
 - Client, Legal counsel, appraisers, acquisition and relocation consultants, others...
- Setting/Adopting of Policy/Standards
- Occupancy Standards
- Initial Cost Estimate
 - Acquisition
 - Relocation
- Rehabilitation Re-rent Decisions
- Rehabilitation Timing/Phasing
- Relocation Plan



Noticing

- General Information Notice
- Notice of Non-Displacement
- Notice of Eligibility/Entitlement Letter
- 90/30-Day Notice



Other Impact Issues

- Illegal Aliens/Federal (Public Law 105-117)
- Post Acquisition Tenants
- Less than 90-Day Occupants
- Grievance/Appeal Procedure
- Difficult Displacees & Law Suits



Appraisers & Relocation

- When Should An Appraiser & Relocation Agent Get Together?
- Do Relocation Benefits Reduce Value?
- Do Relocation Consultants Hire Appraisers?
- Should Appraisers Carry Out Relocation?



How Has the Economy Impacted Relocations?

- Volume of Work?
- Timing of Work?
- Pace of Work?
- Cost of Benefits?



Contact Information

Chad K. Wakefield

Project Manager/Branch Manager

Overland, Pacific, and Cutler

7901 Oakport Street, Suite 4800

Oakland, CA 94621

510-760-6071

cwakefield@opcservices.com

www.opcservices.com



Overland, Pacific, & Cutler

- Services
 - Property and Land Rights Acquisition
 - Relocation Services
 - Property Management
 - Utility Coordination
 - Redevelopment Project Management
- Areas Served
 - Throughout California & the United States
 - Offices in Long Beach, Oakland, Sacramento, Irvine, Riverside, Palm Desert, & San Diego