5 Hacks – Cheat Sheet for Successful Delivery of Local Agency Projects with Relocation

WSDOT Local Programs

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Hack – A skillful act intended to make life easier

1. Plan your project so you meet deadlines
   → Project Planning
2. Invest in training for staff
   → Training
3. Invite the right people to on-site visits
   → Appraisal Inspection
4. Cover your bases by gathering questions and information early from all parties
   → Move Planning
5. Consider opposing thoughts
   → Appeals
Hack #1 - Project Planning

“Plan your project so you meet deadlines!”

NEPA Planning:

- Conceptual Planning
  - Considered preliminary
  - No contact with occupants
  - Can’t rely on info for budget or timing

ROW Project Planning:

- Relocation Plans/RAMP
  - Covers methods & procedures & assurances
  - Contact with occupants
  - Inventory of need
  - Coordination of multiple projects

- Funding Source
  - Check to determine relocation planning requirements
ROW Project Planning

Research Project Area
Review Project Funding Estimate
Review ROW Plans
Interview Displaced Persons
ROW Project Planning

On-site inspection
ROW Project Planning

On-site inspection
ROW Project Planning

On-site inspection
ROW Project Planning  On-site inspection
ROW Project Planning

On-site inspection
ROW Project Planning

On-site inspection
Hack #2 – Training

“Invest in training, it will pay dividends!”

✓ Qualified Agents
  ✓ Staff or Consultants

✓ Training
  ✓ Professional Courses - IRWA/NHI/etc……
  ✓ Using your resources –
    ✓ Just in time training from funding source
    ✓ IRWA Forum
    ✓ Networking with other ROW professionals

✓ Oversight of Relocation Activities
Just in Time Training

Relocation of a Cemetery
Just in Time Training

Relocation of a Mobile Home Park
Just in Time Training

Relocation of a Manufacturing Plant
Just in Time Training

Direct Loss of Tangible (DLT) or Substitute Personal Property (SPP)
Hack #3 – Appraisal Inspection

“Invite the right people!”

- Joint Inspection
- Who should be in attendance?
- Why is it necessary?
Appraisal Inspection  Realty/Personalty Determinations
Appraisal Inspection

Realty/Personalty Determinations
Appraisal Inspection

Realty/Personalty Determinations
Appraisal Inspection

Realty/Personalty Determinations
Consequences of Unidentified Items

✓ Disagreement as to ownership
✓ May have to go back to appraisal for a determination
✓ Project delay
Hack #4 – Move Planning

“Cover your bases by gathering questions/information early. Get it right the first time!”

✓ Get to know your displacee
✓ Get the right people involved
✓ Move Options
✓ Move Agreement
Move Planning

How would you handle this move?

Living Room Area

Kitchen Area
Move Planning

How would you handle this move?
Move Planning

How would you handle this move?
Move Planning

What is involved in moving a Komori Press to a replacement location?
Just in Time Training

Direct Loss of Tangible (DLT) or Substitute Personal Property (SPP)
Hack #5 – Appeals

“Be prepared before your project starts, consider opposing thoughts!”

✓ Establish Appeal Procedures Prior to Initiation of Negotiations (ION)
  ▪ Eliminates confusion, headaches, and keeps acquiring agency out of trouble……
  ▪ Share procedures w/staff or consultants performing relocation work

✓ Formal vs Informal Process
  ▪ Solicit input from legal counsel
  ▪ Formal process - required

✓ Reasons for Appeals
Relocation Appeals

- **Displacement Home** - Single Family Residential & Mixed Use Property
- **Replacement Home** – Multi family duplex

**Issue** - Seeking reversal of agency determination regarding non-payment of his price differential payment for the purchase of his replacement home (duplex).

Started – 2012
Concluded – 2014

**Outcome** – Administrative Law Judge ruled displaced person did not spend minimum amount on a replacement dwelling to qualify for payment of his price differential payment.
Relocation Appeals

- Business Displacement
- Nature of Business – Trucking Business

**Issue** - Seeking full cost of business replacement property.
Started – 2007
Concluded – 2011

**Outcome** – Administrative Law Judge ruled in favor of the agency as there is no statutory authority in Washington State to make a payment for that purpose.
Thank You