



Upcoming Events

January 24, 2006

Membership luncheon at Steven's Steakhouse with speaker, Jeffery Kagan and Sima Salek on ABC's of Direct and Inverse Commendation

February 2006

To be announced

March 28, 2006

Membership luncheon at Steven's Steakhouse

Education Calendar - See Pages 12 and 13



President's Message

By: Holly Rockwell, Epic Land Solutions, Inc.

It has truly been my honor and privilege to serve as the 2005 President of IRWA Los Angeles Chapter 1. As we near the end of the year, it's interesting to reflect back and

see what we have accomplished. The Chapter 1 Board is an amazing group of people who have really stepped up and put in numerous hours above and beyond their regular jobs to make this a successful year of great benefit to our members.

A standing ovation to the Professional Development Committee consisting of **Chairperson Michael Popwell, SR/WA, Vivian Howell, SR/WA, Joyce Riggs, SR/WA, MAI, Gary Valentine, SR/WA, MAI and Bill von Klug, SR/WA, R/W - RAC.** This year they have overseen:

- 5 new SR/WA's
- 2 new Certification Designations
- 15 new SR/WA candidates

This is the most activity that we have seen in our Chapter 1 accreditation program in many years. If you are thinking about getting your Certification or SR/WA, please see one of these folks – their enthusiasm for our organization, and the professionalism it represents, is highly contagious.

Bill Larsen, Membership Chair, currently has Chapter 1 in the lead for the most new memberships out of any Chapter in the organization. By my last count, we had processed **53** new member applications in 2005. That number could be low – there are so many, it is hard to keep track. Bill has stayed on top of it all and been really diligent about ensuring that our new members are welcomed and integrated as quickly as possible.

I didn't full appreciate how much effort went into the seminars until this year. It takes a tremendous amount of planning and coordination and each of our Seminar Chairs gave up much of their free time for several months to help plan these very important educational events for our Chapter. Our four seminars this year were: the Valuation Seminar in April chaired by **Paul Norlen, MAI**, Relocation Seminar in May chaired by **Bill von Klug, SR/WA, R/W - RAC** and **Fred Arevalo, R/W – RAC**, HUD joint-sponsored seminar in September chaired by **Bill von Klug, SR/WA, R/W - RAC** and **Fred Arevalo, R/W – RAC** and the Fall Seminar in October, chaired by **Rudy Romo**.

Early this year, **Lynette Overcamp** took over the reigns of Education Chair. We had four very successful classes this year and established a good basis for planning next year's courses. In particular, the SR/WA review and exam course allowed many of our members to take a very important step towards completing their SR/WA requirements. We look forward to our SR/WA candidates (including myself and several of our Chapter 1 Board members) completing the last of their requirements to become SR/WA's in 2006.

Many thanks to **Bryan Riggs, MAI, Joyce Riggs, SR/WA, MAI, and Michael Fischer**, who all took on additional Officer responsibilities this year to ensure that the Chapter continued to operate seamlessly. This year the Chapter 1 Board also welcomed 3 new faces – all of which have jumped right in with both feet - **Nancy Ocampo**, Luncheon Chair, **Mark Brusca**, Webmaster, and **Andrew Thompson**, Utility Chair. Andrew has also taken the next step and will be installed as Chapter 1's Secretary at our December Tri-Chapter Installation luncheon. Last, but definitely not least, ongoing Board contributions and support have been greatly appreciated from **Bradley Pierce, Esq.** Law Chair, **Gus Parcerro, SR/WA**, Historian, **Duncan Robb, SR/WA, R/W – AMC**, Property Management Chair, and **Teri Kortens**, Title Chair.

Tom Hanley, the 2006 President, and I have been working closely together over the last month to transition the leadership of the Chapter. Tom is a very capable and dedicated leader and Chapter 1 can look forward to great things in 2006.

I look forward to seeing everyone at the Tri-Chapter Installation Luncheon on December 15th. This will be a one-of-a-kind event at the beautiful Huntington Gardens. We already have more than 100 people signed up for the event and reservations are continuing to pour in.

Tri Chapter Installation and Membership Luncheon

Date: December 15th

Time: 11:30 Lunch

Speaker: Janems Finnegan

Topic: Holiday and Installation Luncheon

Location: The Huntington Library, 1151 Oxford Road, San Marino

Luncheon choice: see flyer

Cost: \$40/Person includes Garden Tours

RSVP: and payment by December 8, 2005 to Joe Damm (310) 378-1178 or

JoeDamm@epicland.com

**IRWA Chapter 1
2005 Officers and Executive Board**

<i>President and International Director</i>	Holly Rockwell Epic Land Solutions, Inc.	310-378-0771	hollyrockwell@epicland.com
<i>President-Elect and International Director</i>	Tom Hanley Metrolink	213-452-0256	hanlevt@scrra.net
<i>Vice-President</i>	Bryan Riggs, MAI Riggs & Riggs, Inc.	805-578-2400	riggsinc@sbcglobal.net
<i>Treasurer</i>	Michael Fischer Metropolitan Trans. Auth.	213-922-2413	fischerm@metro.net
<i>Secretary</i>	Joyce Riggs, SR/WA, MAI Riggs & Riggs, Inc.	805-578-2400	jlriggs@sbcglobal.net
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Joyce Riggs, SR/WA, MAI Riggs & Riggs, Inc.	805-578-2400	jlriggs@sbcglobal.net
<i>Education</i>	Lynette Overcamp Epic Land Solutions, Inc.	310-378-1178	lynetteovercamp@epicland.com
<i>Membership</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Luncheon</i>	Nancy Ocampo Century Law Group	310-642-6900 ext. 16	nancy@centurylawgroup.com
<i>Communications</i>	Lecia Shorter Savant Realty Advisors	310-663-7973	leciashorter@yahoo.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttalie@aol.com
<i>Law</i>	Bradley Pierce Esq. McCormick, Kidman & Behrens, LLP	714-755-3100	bpierce@mkblawyers.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7765	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA Community Dev. Com.	323-890-7434	bill.vonklug@lacdc.org
<i>Fall Seminar</i>	Rudy Romo Independent Consultant	951-662-7997	rudromo@aol.com
<i>Tri-Chapter Installation Chair</i>	Tom Hanley Metrolink	213-452-0256	hanlevt@scrra.net
<i>Historian</i>	Gus Parcerro, SR/WA City of Los Angeles – BOE	213-847-5580	aparcerro@eng.lacity.org
<i>Engineering/Survey</i>	Tony Pratt, PLS City of Los Angeles – BOE	213-482-7180	tp Pratt@eng.lacity.org
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Local Public Agency</i>	George Koury, SR/WA Port of Los Angeles	310-732-3865	gkoury@portla.org
<i>Pipeline</i>	Gary Valentine, SR/WA, MAI Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC Metropolitan Trans. Auth.	213-922-2435	robbsd@mta.net
<i>Relocation</i>	Fred Arevalo, R/W – RAC LA Community Dev. Com.	323-890-7473	fred.arevalo@lacdc.org
<i>Title</i>	Teri Kortens Lawyers Title	310-210-6741	terikortens@msn.com
<i>Transportation</i>	Vacant		
<i>Utilities</i>	Andrew Thompson Sempra Utilities	310-244-5032	athompson@semprautilities.com



Chapter 1 – Los Angeles County

Proudly presents the

2005

Tri-Chapter Installation Luncheon

December 15, 2005

10:00 for Docent Tours; 11:00 Networking; 11:30 Lunch

***The Huntington Library, Art Collections,
and Botanical Gardens***

1151 Oxford Rd., San Marino, California 91108

www.huntington.org

Private Docent Tours of the Gardens 10:00 – 11:00, Self-Guided Tours after Lunch

\$40 / Person includes Garden Tours

RSVP and Payment by December 8, 2005

See next page for Registration Form and Menu Selection

Luncheon Menu

'Pacific Rim' Salad

Bok Choy, Napa Cabbage, Red Cabbage, Red Peppers, Rice Stick Noodles and Wonton Crisps, Dressed with Vinaigrette Chinois

* * *

Grilled Salmon with Ginger Soy Glaze

*Steamed Jasmine Rice with Toasted Sesame Seeds
Sauteed Baby Carrots, Sugar Snap Peas, Water Chestnuts, Shitake Mushrooms & Sweet Onions*

OR

Sauteed Filet Mignon with Porcini Mushrooms and Port Wine Reduction

*Gruyere Potatoes au Gratin
Wilted Mustard Greens and Baby Spinach*

* * *

Chocolate Dipped Florentine Cups Filled with Lemon Mousse and Fresh Mixed Berries

* * *

Iced Tea, Iced Water, Regular and Decaffeinated Coffees

Mail registration form below with your payment to:

Epic Land Solutions, Inc.

Attn.: Joe Damm

24050 Madison Street, Suite 205

Torrance, CA 90505

Make Checks payable to IRWA - Chapter One

Questions: JoeDamm@epicland.com or 310-378-1178

(Tear off at dotted line and send registration form below with your payment.)

Yes, please reserve a seat in my name for the 2005 Tri-Chapter Luncheon!

Name: _____ Chapter: _____

Company: _____

Street Address: _____

City, State, Zip: _____

Telephone: _____ E-mail: _____

Menu Selection: Beef _____ Salmon _____ Vegetarian _____ (please pick one)

Count me in for the Private Docent Tours before lunch: Yes _____ No _____ (please pick one)

****Advance payment required. No cancellations or refunds after December 8, 2005.***

Make Checks payable to IRWA - Chapter One

SPEC SERVICES RIGHT-OF-WAY & LAND ACQUISITION SERVICES

Permit & Franchise Acquisition • Project Management
 Property Negotiations & Acquisition • Title Research & Investigation
 Preparation of Legal Descriptions & Exhibit Maps • Due Diligence

SPEC Services, Inc.
 17101 Bushard St., Fountain Valley, CA 92708-2833
 Tel: (714) 963-8077, ext. 4132, Fax: (714) 963-4634
 e-mail WILL DANIEL at wdaniel@specservices.com

Providing Quality Right of Way Services Since 1990
 "Blazing a Trail of Success"



PROPERTY SPECIALISTS INC.

- PROJECT MANAGEMENT
- ACQUISITION • RELOCATION
- CONDEMNATION SUPPORT

949.547.3914 Fax 949.666.5168
 30021 TOMAS STREET, SUITE 300,
 RANCHO SANTA MARGARITA, CA. 92688



CUSTOM AERIAL PHOTOS, INC.
 2809 Honolulu Avenue, Suite 101
 Montrose, California 91020-1706
 (818) 957-1890 FAX (818) 957-1891
 Nancy@customaerial.com

*Specializing in Custom Low Level Oblique Photos for Exhibits, Reports and Litigation Testimony
 Stock Prints Available*
www.customaerial.com



*Desmond, Marcello & Amster
 Valuation & Litigation Consultants*

6060 Center Drive, Suite 825
 Los Angeles, CA 90045
 Tel: (310) 216-1400
 Fax: (310) 216-0800
 Toll Free: (888) 240-5184
 225 Bush Street, 16th Floor
 San Francisco, CA 94104
 Tel: (415) 439-8390
 E-mail: aamster@dmavalue.com

Aaron D. Amster, ASA
 President

Chapter 1 New Member

- Lowell W. Anderson, Right of Way Agent, CalTrans, Billy Cooper
- Chiu W. Eng, Right of Way Agent, CalTrans, Billy Cooper
- John H. Holloway, Attorney, Best, Best, & Krieger; William Larsen
- Guy C. Lammers, R.E. Officer, Los Angeles World Airports, Cheryl Lewis
- Raymond D. Mehler, Project Manager, Epic Land Solutions, Holly Rockwell
- Edward J. Szczepkowski, Attorney, Best, Best, & Krieger; William Larsen
- Sumita Thappa, R.E. Officer, Los Angeles World Airports, Cheryl Lewis



OVERLAND PACIFIC & CUTLER, INC.

Providing Real Estate Services for Public & Private Projects since 1980

- Program Management
- Land & Right of Way Acquisition
- Relocation Assistance
- Redevelopment Project Management
- Project Cost Studies
- Eminent Domain Support

Building relationships, delivering projects... it's what we do

www.OPCservices.com 800.400.7356

GOODWILL LOSS VALUATIONS & APPRAISALS

SANLI PASTORE & HILL

The Measure of Value

Preliminary Exposure Estimates

Full Narrative Appraisals

Expert Witness Testimony

Educational Seminars

HEADQUARTERS:
 1990 SOUTH BUNNEY DRIVE, SUITE 800
 LOS ANGELES, CA 90025
 PHONE: 310/571-3400
 FAX: 310/571-3420

Los Angeles
 San Diego
 San Francisco
 Sacramento

WWW.SPHVALUE.COM



...a pattern of excellence

Paragon Partners Ltd.

Program/Project Management
 Right of Way & Real Property Acquisition
 Property Management
 Title Research/Due Diligence
 Environmental Compliance
 Site Acquisition & Leasing

Results...
Not Excuses

1-888-899-7498
 www.paragon-partners.com



Valentine Appraisal & Associates
 Agricultural
 Commercial
 Industrial
 Residential
 Right of Way

Gary Valentine, MAI, ASA, SR/WA

- Canals
- Electrical
- Lines
- Fiber Optics
- Pipelines
- Railroads
- Roads
- Condemnation
- Easements
- Expert testimony
- Inverse Condemnation
- Partial Taking
- Sandwich Leasehold

Toll Free 1-866-299-1525
www.valentineappraisal.com



Epic Land Solutions, Inc.
 A Full Service Right of Way Acquisition
 Consulting and Property Management Firm

James L. Overcamp, SR/WA

24050 Madison Street Suite 205
 Torrance, CA 90505
 Phone: 310-378-1178
 Fax: 310-378-0558

Direct: 310-378-0075
 Cell: 310-722-9911
 JimOvercamp@epicland.com
www.epicland.com

Membership Drawing

At each chapter luncheon we draw a name from the Chapter 1 roster and if that person is in attendance, they win a cash prize. The drawing starts at \$50 and increases \$10 for each month that there isn't a winner. We haven't had a winner in a while. January's drawing will be for \$180 so be sure to be there in case your name is drawn!

MONTHLY ARTICLE

Region 1 Fall Forum in Oakland California

By: Tom Hanley, SCRRR Right of Way Engineer

The IRWA Region 1 Fall Forum was held in Oakland California on October 22, 2005. The following is a summary of the discussions:

1. Denver Annual Education Conference

The 2006 Denver conference will be very different from all previous conferences. It will be one day shorter ending on Wednesday rather than Thursday. Attendees should arrive on Saturday rather than Sunday since the opening ceremonies are now scheduled for 2:00 PM Sunday rather than Monday morning.

2. Financial Reporting

International is in the process of testing Quick Books, hopefully to standardize all chapters in the tracking and reporting of financial issues. Region 1 will be the first to test the idea.

3. Hawaii Chapter

There has been no response to repeated efforts to contact members of the Hawaii Chapter. A motion passed to declare the Hawaii Chapter defunct. If IRWA members are found in Hawaii they will be allowed to affiliate with any chapter they choose. Chapter 1 is closest in proximity.

4. Regional Chairs

Region chair positions are usually terms of two years. In the future, odd numbered regions will change in odd numbered years and even regions in even years. On the international level too many chair were changing at the same time and it is hoped that this change will enhance organizational continuity.

5. Jim Finnegan Party

Jim Finnegan will assume the International Presidency at the Denver International Conference for 2006/2007. Traditionally the region where the new president is a member throws a party in celebration. Jim has asked for a 1950s theme party. Ron Carlentine and Armando Apodaca will coordinate but Mark Keller asked that each chapter donate \$500.00 if they can. Chapter 27 will collect any funding from the Region 1 chapters.

6. 2011 Annual Education Conference

There was a discussion that Regional 1 would like Chapter 1 to bid to host the 2011 National Education Conference in Los Angeles or possibly Long Beach. There is a March 2006 deadline for submittal of paperwork notifying International that Chapter 1 intends to present a bid at the 2006 conference in Denver. A formal bid presentation must be ready for June 2006.

7. Volunteer Organization Power Point Presentation

There was an excellent Power Point presentation about recruitment of volunteers for professional organizations. It was prepared and narrated by Dennis Stork and had many good ideas for recruiting and maintaining relationships with volunteer members. The presentation is approximately 40 minutes and will be available soon for use by chapters.

8. Chapter Assistance with Certification Costs

More than one chapter has applied & received region funds for outside certification credits for courses and seminars.

December 2, 2005

AN UPDATE: EXPOSITION LIGHT RAIL TRANSIT PROJECT

It has been over fifty years since the last Pacific Electric Railway cars transported passengers from downtown Los Angeles to the Westside along Jefferson Boulevard. Once part of an extensive twelve hundred mile network of rail lines serving the greater Los Angeles basin, by the 1950's the Pacific Electric Railway cars gave way to other forms of public transportation such as busses and other motorized vehicles.

Now almost twenty years later after several failed attempts, delays, and funding shortfalls, the first light rail line to L.A.'s Westside could begin construction within the next two years.

Accelerated plans for the \$680 million Exposition line from downtown Los Angeles to Culver City come partially from Proposition 42 gas tax money that Governor Schwarzenegger had wanted to use to help close the state's budget gap.

The 9.6 mile line would start in the Financial District near 7th/Metro, head South around the University of Southern California to Exposition Park, then head west along the abandoned Exposition Boulevard freight rail line through the Mid-City area to Venice/Washington Boulevards in downtown Culver City. The Project will have upwards of 11 stations consisting of 2 or 3 existing stations and 7 or 8 new stations. It is anticipated that at least 2 of the 7 or 8 new stations will be aerial stations.

The Exposition Project will operate in a dual track configuration in the center or curb lanes of selected streets and the Exposition Right-of-Way (ROW), with high platform stations (similar to those in use on the Metro Blue Line). Along Exposition Park, the design concept of the Exposition Transit Parkway will maintain a visual continuity of the horizontal plans of Exposition Boulevard, utilizing street running operations so that the LRT is similar to a streetcar or tram within a wide landscaped median. The ROW will be widened to accommodate dual track LRT operations and a wide landscaped median for the Exposition Transit Parkway. Exposition Boulevard will have two vehicular travel lanes in the east and west directions. The Exposition LRT will also incorporate a bike path along its route.

Preliminary construction, including the relocation of utilities could begin as early as Fall 2006. The main construction is slated to start in 2007 and be completed in 2010.

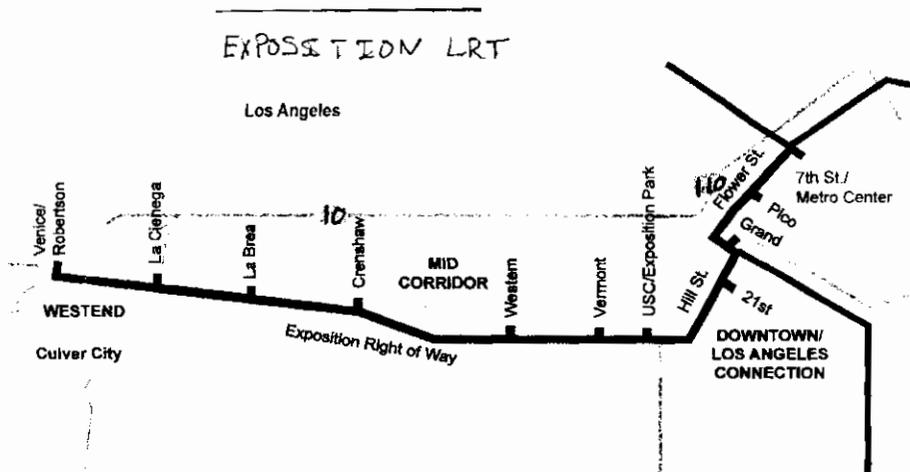
The Exposition Metro Line Authority Construction Board will meet, Thursday, December 01, 2005, to consider recommending that the LACMTA Board of Directors approve the final environmental impact statement and report for the light rail project.

The motion includes a recommendation for approval of the Locally Approved Alternative for the mid-city Westside Transit Corridor and the Exposition Line. The LACMTA

Board is expected to consider certifying the final environmental documents and adopt a Locally Preferred Alternative at its Dec. 15 meeting. The Federal Transit Administration approved release of the environmental documents in October and the public review period ended Nov. 28.

The City of Los Angeles has committed \$40 million toward the \$640 million project construction cost, including \$5 million for improvements to Grand Avenue at Los Angeles Trade Technical College. A joint venture between Granite Construction Company, Brutoco Engineering and Construction and Skanska USA Civil forms the Mid-City Constructors (MCC) Team, which also includes HNTB Corporation as its Lead Designer. The second phase of the Exposition line – heading west from Culver City to downtown Santa Monica is still largely on transit planners' wish list with little funding available. Indeed Santa Monica and other Westside elected officials have lobbied hard to keep the second phase in all of the environmental documentation. The Mayor of Los Angeles has pledged to do whatever it takes to ensure that the Expo LRT goes all the way to the ocean. However, MTA officials have acknowledged that even if the second phase of the project were to be fully funded, it wouldn't be completed until 2015, at the earliest.

Michael A. Fischer
Real Estate Officer
LACMTA



SKANSKA

HNTB

Relocation Chair

By: Fred Arèvalo, R/W-RAC

I had the opportunity to represent Chapter 1 at the Uniform Act Symposium on Anaheim November 7-9, 2005. This symposium focused on the revisions to regulations implementing the Uniform Relocation Assistance and Real Property Acquisitions Policies Act. (Uniform Act)

Background

Public Law 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) are the standard for Federal and federally funded real property acquisition programs. The Uniform Act is contained in Title 42 U.S.C. 4601-4655. The regulations implementing the law are contained in 49 CFR Part 24.

Since 1989, when the regulation was last updated, there have been only a few small amendments made to the rule. On January 4, 2005, an update of 49 CFR Part 24 was issued to clarify and more effectively implement Uniform Act requirements based on experience gained by the 18 Federal Agencies operating subject to the rule. Although most of the existing rule content remained unchanged there were sections reworded for clarity and reorganization of Subparts to make the content more readable and easier to understand.

This symposium brought together all of the federal, state and local public agencies who are charged with implementing this law and the multitude of private consultants who must try to follow the rules and policies of the various federal, state, and local agencies in their projects.

More than 18 federal agencies, including the Federal Highway Administration, U.S. Corps of Engineers, Federal Aviation Administration and others must adhere to the rules and regulations in working with state and local governmental entities as well as private consulting firms.

This major revision of the regulations was released on January 4, 2005, the first major revamping since it was issued in 1989. The Symposium expanded on how the new regulations are impacting right of way related programs.

The Symposium format included four distinct education tracks for **relocation, transportation, valuation and local public agencies**. Topics discussed included **business displacement, multiple unit relocations, valuations of airports and airport properties, private/public partnerships, acquisition and relocation cost estimating and alternate dispute resolutions**.

The symposium was an incredible opportunity to hear experts address controversial and complex issues that may assist you in solving problems. Here is a list of the changes.

49 CFR Part 24 – Final Rule

Subpart A – General

- *Definitions*: New definitions added for *dwelling site, household income, mobile home, and waiver valuation*. The definition of the term *mobile home* includes both manufactured homes and recreational vehicles used as residences.
- *Comparable Replacement Dwelling*: Eliminates phrase “style of living”; “Financial means” language made consistent with changes in Subpart E regarding base monthly rent for low income persons; added language clarifying that for persons receiving government housing assistance those program requirements relating to the size of the replacement dwelling shall apply.
- *Decent, Safe & Sanitary (DSS)*: Emphasizes application of local housing and occupancy codes as primary source for defining “standard” housing where appropriate. Clarifies need to address physical attributes of replacement housing beyond those dependent on a wheelchair.
- *Displaced Person / Temporary Relocation*: Requires any residential tenant who has been temporarily relocated for a period beyond one year be contacted by the agency and offered all permanent relocation assistance.
- *Initiations of Negotiations (ION)*: Establishes for voluntary acquisitions without recourse to the use of eminent domain, ION does not become effective for purposes of relocation eligibility until there is a written agreement between the Agency and owner to purchase the property. Requires agencies to inform tenant occupants of their potential eligibility for relocation assistance when negotiations are initiated, when and if they become fully eligible, and in the event the purchase will not occur, notifying them that they are no longer eligible for relocation assistance.

Subpart B – Real Property Acquisition

- *Appraisal Waiver:* Increases threshold for appraisal waivers from \$2,500 to \$10,000 with an option for the federal agency funding the project to approve an increase in the amount to a maximum of \$25,000. Appraisal waivers above \$10,000 require offering the property owner the option of requesting an appraisal of the property in lieu of an appraisal waiver.
- *Appraisal Standards:* Terminology changed to “*appraisal requirements*” to avoid confusion with Uniform Standards of Professional Appraisal Practice (USPAP) standards rules. Clarifies performance standards such as USPAP do not directly govern programs covered by the Uniform Act.
- *Scope of Work:* New requirement for scope of work statement in each appraisal. Scope of work replaces former appraisal problem statement and renders obsolete former minimum standards and detailed appraisal requirements.
- *Appraiser Qualifications:* Strengthens qualification requirements for appraisers and review appraisers.

Subpart C – General Relocation Requirements

- *Relocation Planning, Advisory Services and Coordination:* Emphasizes relocation assistance planning and adds personal interview requirements for nonresidential displacements including: 1) Replacement site requirements, 2) Need for outside specialists required for move 3) Early identification and resolution of realty/personal property issues, 4) Estimated time needed to vacate, 5) Anticipated difficulty in locating replacement site, 6) Identification of advanced relocation payments required for the move.
- *Transportation:* Clarifies agencies must offer all residential displaced persons transportation to inspect replacement housing.
- *Eviction for Cause:* Clarifies an eviction related to non-compliance with a requirement to carry out a project (*e.g., failure to move or relocate when instructed, or to cooperate in the relocation process*) does not negate a person’s entitlement to relocation assistance and payments
- *No Waiver of Relocation Assistance:* Prohibits agencies from proposing or requesting a displaced person to waive their rights or entitlements to relocation assistance and benefits provided by the Uniform Act and this regulation.

Subpart D – Payments for Moving and Related Expenses

- *Reorganized for clarity and ease of use.*
- *Types of Moves:* Clarifies types of moves available to residential and nonresidential displaced persons.
- *Residential Self Moves:* Prohibits payment based on the lower of two bids or estimates.
- **Businesses making a non-documented self-move.**

The new regulations prohibit consideration of reestablishment expenses in calculating and determining a non-documented self-move. Under the new regulations a business cannot claim a reestablishment payment as part of a non-documented self-move. Businesses can claim everything listed under "(g)(1) through (g)(7) of Paragraph 24.301 and paragraphs (g)(11) through (g)(18) of 24.301 and Paragraph 24.303". Since reestablishment is 24.304 they cannot claim this as part of a non-documented self-move.

- *Personal Property Only Move:* New category of move for persons required to move personal property only from real property.
- *Low Value/High Bulk:* Reintroduces provision for determining moving payment when personal property is of low value/high bulk.
- *Actual Direct Loss of Tangible Personal Property:* Clarifies method for calculating payments.
- *Searching Expense:* Increases payment from \$1,000 to \$2,500 for nonresidential displacements.
- *Related Nonresidential Eligible Expenses:* Establishes new category of eligible moving expense payments. Provides for reimbursement of actual, reasonable and necessary expenses for some former reestablishment expenses previously limited to the \$10,000 maximum. Eligible expenses include: 1) Connection to nearby utilities from right-of-way to replacement site, 2) Professional services for site suitability determination, 3) Impact fees or one-time assessments for heavy utility usage.

- *Security and Utility Deposits:* Clarifies refundable security and utility deposits are ineligible moving expenses.

Subpart E – Replacement Housing Payments

- *Professional Home Inspection:* Added to list of eligible incidental expenses
- *Rental Assistance Payment for 180 Day Homeowner Occupant:* Provides for a replacement housing payment to exceed \$5,250 for displaced 180 day homeowner occupants (*who elect to rent instead of purchase a replacement dwelling*) if the difference in the estimated market rent of the acquired dwelling and rent for a comparable replacement dwelling support a higher figure. However, the payment may not exceed the amount the person would have received as a housing (*purchase*) supplement.
- *Base Monthly Rental for Replacement Dwelling (30% rule):* Language revised to reflect more closely the statutory requirement that only a low-income displaced person’s income be taken into consideration when calculating rental assistance payments for a comparable replacement dwelling. Revision establishes 30% of gross household income standard be applied only to displaced persons who qualify as “low income” under the HUD’s Annual Survey of Income Limits.
- *Downpayment Assistance:* Removes language that limited payment to amount ordinarily required for conventional loan financing.
- *Adjustment of Asking Price:* Removes requirement to adjust the asking price of comparable replacement dwellings when computing a homeowner’s replacement housing payment.

Subpart F – Mobile Homes

- *Reorganized for clarity and ease of use.*

Subpart G – Certification

- *No change*

Appendix A –

- *Content:* Significant increase in content including detailed explanation of regulatory sections for implementation purposes.

Appendix B -

- *Statistical Report Form:* Simplification of report form and instructions for use.

An extensive history of the Uniform Act’s implementation, and a comprehensive narrative outlining the efforts to update this regulation is discussed in the preamble to the Notice of Proposed Rule Making (NPRM) in great detail.¹

I cannot stress enough the importance of this preamble section. The section by section discussions changes of comments received to the notice of proposed rule making are contained on pages 590 though 611 of this PDF Document. One example in this preamble is the new definition of Mobile/Manufactured Homes. You can see the logic behind the addition to this new definition in the preamble. Enjoy your research.

¹ To download a copy of the Final Rule visit

<http://a257.g.akamaitech.net/7/257/2422/01jan20051800/edocket.access.gpo.gov/2005/pdf/05-6.pdf>

Updating your IRWA Membership Information

1. Visit www.irwaonline.org
2. Highlight “Resources” in the upper right hand corner and then click on “Membership Directory”.
3. Click on Update Member Profile.
4. Enter your User Name and Password and click on Login. Your User Name is your membership number (contained on your membership card and dues renewal notice) and the Password is your last name. The Password is case sensitive, so ensure you capitalize the first letter and leave the rest in non-caps.
5. Update your information and click on “Submit. A new page will come up and you can choose to “Exit” or “Logout”.
6. That’s it! Your information will be automatically updated on the headquarters master list, which is also the one the Chapter uses for communications. Going forward, Chapter 1 monthly newsletters will be sent out via e-mail so it’s important to ensure your e-mail address is current.
7. If you do not have access to the Internet or have any questions about updating membership information, call Bonnie Gray at 310-538-0233.

Below are the classes Chapter 1 has scheduled for 2005-2006. If you would like to coordinate classes (and get the class free, close to your work/home, and on a date you select!), please let me know also. We have two classes below for which we need coordinators, so feel free to volunteer to coordinate one of those.

Chapter 1 2005-2006 Education Schedule

Course/Seminar	Date	Coordinator	Instructor
213 – Conflict Management	February 24, 2006	Konstantin Akhrem	Vivian Howell, SR/WA
700 – Introduction to Property Management	March, 2006	Michael Fischer 213-922-2413 fischer@metro.net	TBD
203 – Alternative Dispute Resolution (new course – pending approval by IRWA)	May 15 th /16 th	TBD	Vivian Howell, SR/WA
900 - Principles of Real Estate Engineering	2006	Michael Fischer 213-922-2413 fischer@metro.net	TBD
602 – Project Development and the Environmental Process	2006	Konstantin Akhrem	TBD
140 – Principles of Wireless Site Development	2006	TBD	TBD

Other IRWA Educational Events

Below is a list of courses/events being sponsored by International or other Chapters. Please check the IRWA website at <http://www.irwaonline.org/education/> for the most recent information.

Date	Course #	Course Name	Location
January, 2006	103	Ethics and the Right of Way Profession	Riverside
February, 2006	500	Uniform Relocation Assistance Act – Executive Summary	Orange County
February, 2006	701	Property Management: Leasing	San Diego
March, 2006	201	Communications in Real Estate Acquisition	Riverside
April, 2006	202	Interpersonal Relations	San Diego
April, 2006	603	Understanding Environmental Contamination in Real Estate	Orange County
May, 2006	504	Business Relocation	Riverside
May, 2006	506	Advanced Relocation Assistance for Businesses	Orange County

June, 2006	402	Income Capitalization Approach	San Diego
June, 2006	800	Principles of Real Estate Law	Orange County
September, 2006	803	Eminent Domain Law Basics for Right of Way Professionals	Orange County
October, 2006	501	Relocation Assistance	San Diego
October, 2006	802	Legal Aspects of Easements	Riverside
November, 2006	902	Property Descriptions	Orange County

This is not an unsolicited e-mail or spam message. You are receiving this e-mail because you are listed as requesting the IRWA Chapter 1 Newsletter by e-mail. To cancel your e-mail subscription to the IRWA Chapter 1 Newsletter, please notify us at the following address: hollyrockwell@epicland.com