



# Las Deltas Relocation Program & Updates

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# Overview of Presentation

- ◎ Federal & State Relocation Requirements
- ◎ RAD Requirements
- ◎ OPC's Process
- ◎ Progress to Date
- ◎ Challenges

# Legal Requirements

- ◎ Relocation of Tenants At Las Deltas Triggers Both
  - Federal Uniform Relocation Act
  - &
  - California Relocation Assistance Law and Guidelines

# URA & California Requirements

- ◎ Prepare a Relocation Plan
- ◎ Provide Advisory Services
- ◎ Provide Notice of Rights and Benefits
- ◎ Compensate for ALL Move Related Actual, Reasonable and Necessary Out of Pocket Costs
- ◎ Provide Referral to Comparable Housing Unit
- ◎ Inspect Housing to Ensure it is Decent, Safe, & Sanitary
- ◎ Document Your Efforts
- ◎ Provide an Appeals Process

# Additional California Requirements

- ⦿ Governing Body Adoption/Approval of Relocation Plan
- ⦿ Plan Can be Appealed to HCD

# Advisory Services

- ⦿ Community meetings (give notice and take notes)
- ⦿ 1:1 Interviews ideally in tenant's home
- ⦿ Informational statements/notices
- ⦿ Other required Notices
- ⦿ FAQs (not required but highly recommended)
- ⦿ Provide an available and knowledgeable team at reasonable hours

# RAD Relocation Requirements

- ⦿ Right to Return
- ⦿ Can't relocate until RCC received unless you have prior approval from transaction manager
- ⦿ Relocation plan due before or with financing plan where plan is required
- ⦿ Can transfer RAD assistance to other properties (which is the case with Las Deltas)



# OPC's Relocation Process

## Planning

- General Notices
- Resident Meetings
- Resident Interviews
- Write Plan
- Approve Plan

## Execution

- Ready Tenants
- Eligibility Notices
- Eligibility Meetings
- Locate New Housing
- Conduct Moves
- Prepare/Process Claims
- Distribute Payments
- Maintain Files Throughout

## Closing

- Specialist Update File
- Manager Review File
- Auditor Review File
- Corrective Actions If Needed
- Final Sign Offs and Return Files

Monitor and Control

# OPC's Key Points of Emphasis

- ◎ Constant Contact and Communications With Households
- ◎ Constant Referrals to New Housing
- ◎ Constant Counseling to Assist Household Make a Good Decision for Them
- ◎ Careful Documentation

# Progress to Date

<b>Total Las Deltas Families Eligible for Relocation</b>	<b>81</b>
<b>Total Families That Have Moved</b>	<b>51</b>
<b>Moved to other public housing</b>	<b>28</b>
<b>Moved using voucher within HACCC jurisdiction</b>	<b>15</b>
<b>Moved using voucher outside of HACCC jurisdiction</b>	<b>7</b>
<b>Moved and left HACCC programs</b>	<b>1</b>
<b>Total Families Pending Move</b>	<b>30</b>
<b>Waiting to move to other public housing unit</b>	<b>11</b>
<b>Already issued voucher, searching for a unit</b>	<b>19</b>
<b>Waiting for voucher to be issued</b>	<b>0</b>

# Challenges

- ⦿ Availability of voucher accepting units
- ⦿ Developing trust with the residents
- ⦿ Uncertain timelines informing resident decisions

## Key Strategy to Overcome All:

1. Consistent content of communication
2. Consistent presence and offer of assistance
3. Persistence

# Contact Information

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