

# 50 Ways to Lose Your Money

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# Money Talks!

Be sure you have the right answers

Federal funds are not always easy to get

Once you've got them, you don't want to lose them





Following are 50 great ways to  
lose your federal funds!

# Acquisition

1. Don't give the property owner an opportunity to accompany appraiser
2. Don't offer fair market value based on an appraisal
3. Don't give property owner written offer
4. Don't give property owner reasonable opportunity to consider offer
5. Don't offer to purchase uneconomic remnant from property owner

# Acquisition continued

6. Don't reimburse property owner for incidental expenses (closing costs, etc.)
7. Don't offer to acquire buildings, structures, other improvements
8. Coerce property owner into signing
9. Allow the same person to appraise/negotiate over \$10,000
10. Don't negotiate in good faith with the property owner

# Relocation Assistance

11. Don't give displacees 90-day assurance
12. Don't offer advisory services
13. Don't explain relocation eligibility
14. Don't explain relocation entitlements
15. Don't offer comparable replacement housing
16. Don't reimburse displacees for all eligible moving expenses

# Relocation Assistance continued

17. Don't pay eligible RHPs
18. Don't provide inventories or monitor non-residential moves
19. Don't document "actual, reasonable" costs
20. Don't pay mortgage interest differential
21. Don't pay closing costs on replacement dwelling
22. Don't do DSS inspection of replacement dwelling

# Relocation Assistance continued

23. Don't allow tenant displacee to choose the down payment supplement option
24. Don't provide justification for last resort housing
25. Don't explain move options to non-residential displacees (actual direct loss, in lieu of, substitute personal property, etc.)

# Property Management

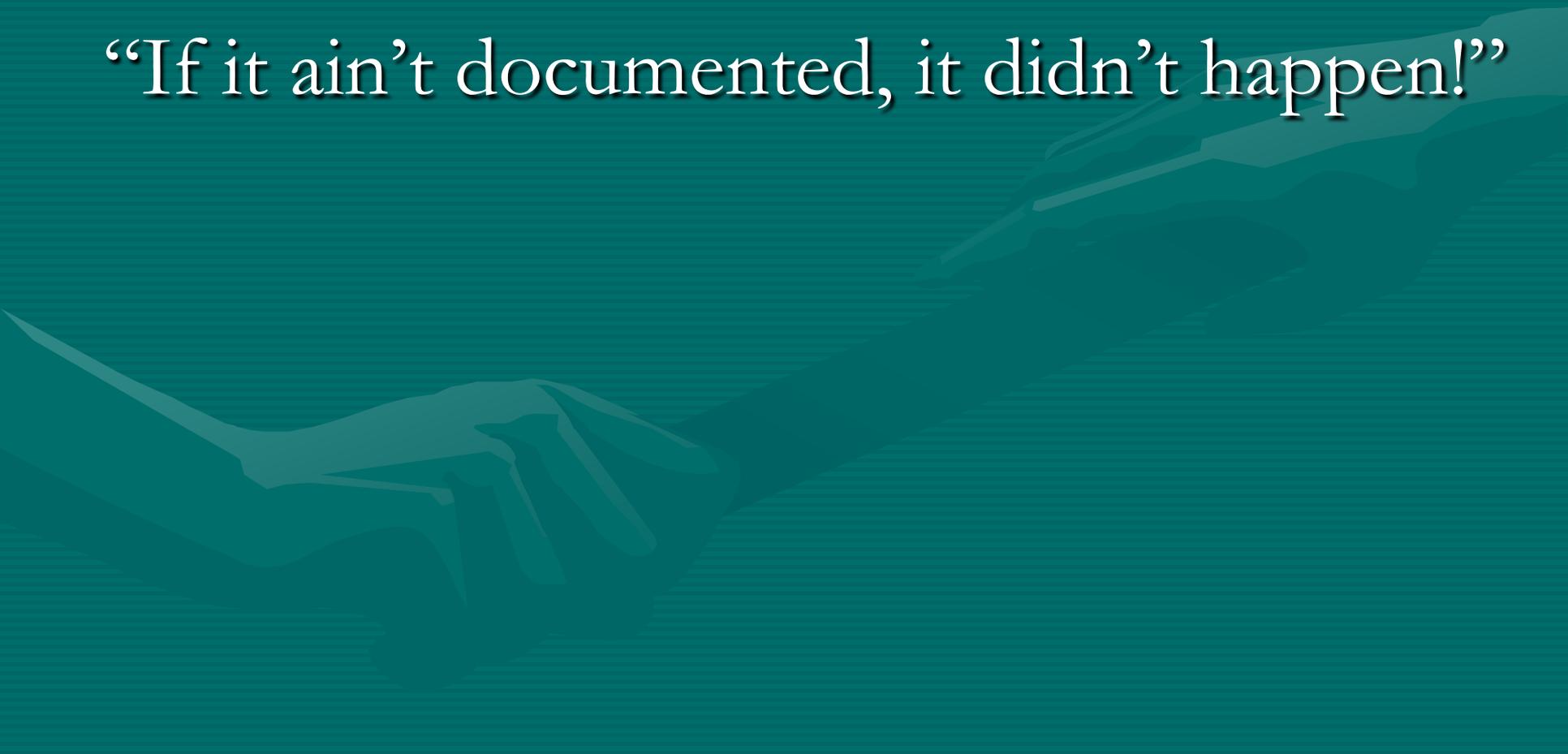
26. Charge more than fair market rent on a lease-back
27. Fail to account for use of proceeds from sale and lease on other Title 23 projects
28. Dispose or lease ROW along the Interstate without FHWA approval
29. Fail to keep ROW free of unapproved uses (encroachments)

# General Issues

30. Fail to obtain approval from FHWA for change in access control along the Interstate
31. Fail to assure that local agencies follow approved procedures
32. Fail to evaluate the environmental effects of disposal and leasing actions
33. Fail to assure that an airspace lease is in the public interest & meets safety
34. Inadequate documentation (the “Almost Golden” rule)

# The “Almost Golden” Rule

“If it ain’t documented, it didn’t happen!”



You'll Lose \$\$\$\$ IF .....

35.—40. You fail to comply with  
the Uniform Relocation Act

You'll Lose \$\$\$\$ IF .....

41.—45. You fail to comply with 49  
CFR Part 24

# You'll Lose \$\$\$\$ IF .....

46.—50. You fail to comply with  
your approved (by FHWA) R/W  
Manual

# The 51<sup>st</sup> Way!

## Cut corners to save money

- How many times have you heard an engineer or project manager ask: “Do we really have to do that—it costs too much and takes too much time?”
- If you don't have money to do it right, you don't have money to do it at all!

# The 52<sup>nd</sup> Way!

Acquire ROW in advance of NEPA clearance, but don't follow the Uniform Act:

- Early acquisition is a streamlining opportunity
- Early acquisition is a risk management decision

# What's It All About?

- The historic purpose underlying the Uniform Relocation Act (URA)\* is:
- For acquisition: Treat owners fairly and consistently, encourage acquisition by agreement, minimize litigation, and promote confidence.
- For displaced persons: Treat individuals fairly, equitably, consistently, and do not cause disproportionate injury.
- For agencies: Act efficiently and in a cost-effective manner.

\*Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended

# QUESTIONS??

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<http://www.dot.ca.gov/hq/row/localprog/index.htm>)