I-45 NHHIP
Meeting Our Commitments

For additional information about the Project, visit us online at: www.txdot.gov/nhhip

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COMMITMENTS	ROD	VRA	MOU CITY	MOU COUNTY
Twice Annual Public Meetings Through Design and Construction		✓ ■ ▲		
Construction Detours and Closures Notification Plan	✓	✓ ● ▲		✓
Reporting Construction Concerns	✓	✓ ▲		✓
Construction Alerts	✓	✓ ▲		✓
Mitigating Displacements, Relocations, Housing and other Community Impacts	✓	✓	✓	✓
Drainage Improvements to reduce Flooding	✓	✓ ▲	✓	✓ ●
Enhanced Relocation Services	✓	✓ ▲	✓	✓
Construction of Affordable Housing	✓	✓	✓ ●	✓
Community Cohesion	✓	✓ ●	✓	✓
Parks, Open Space, Trails, Pedestrian and Bicycle Facilities	✓	✓ ▲	✓ ●	✓
Structural Caps	✓	✓		✓
Community Access During Construction	✓	✓ ▲	✓	✓
Highway Footprint Reduction	✓	✓ ●	✓ ●	✓ ●
Air Quality Mitigation	✓	✓ ● ▲	✓	✓ ▲
Publicly Available Project Website	✓	✓ ● ▲	✓	✓ ●
Meaningful Access for Person with Limited English Proficiency	✓	✓ ● ▲	✓ ●	✓ ●
Weatherization and Energy Efficiency Programs	✓	✓ ▲		
Active Transportation	✓	✓ ▲	✓ ▲	✓ ▲
Emancipation National Historic Trail Study	✓	✓ ●	✓	
Project Ombudsman		✓ ■ ▲		

● Enhanced commitments compared to ROD

■ New commitments compared to ROD

▲ Information requested to be on the project website

Prior to the VRA, TxDOT issued the Record of Decision (ROD) in February 2021, whereby TxDOT made numerous commitments. In December of 2022, TxDOT signed a Memorandum of Understanding (MOU) with the City of Houston and another with Harris County that outlined enhancements to specific ROD commitments. TxDOT and FHWA signed the VRA in March of 2023. The chart above reflects TxDOT's commitments and the enhancements specified in the four documents.

I-45 CONSTRUCTION CLOSURE & DETOUR PLAN



SCHOOLS

- Detours will be provided for sidewalks to schools during construction
- Work directly with schools to provide pickup and drop-off routes
- Provide ombudsman to communicate concerns directly to TxDOT



METRO TRANSIT ROUTE

- Obtain METRO's review and address comments when bus stop needs temporary relocation
- Provide 14 calendar days' public notice of service disruptions



BICYCLE/ PEDESTRIAN AREAS

- All closure notices and detour routes will be published to the project website

WHAT IS THE VRA?

The Voluntary Resolution Agreement (VRA) is an understanding by and between the Federal Highway Administration (FHWA) and the Texas Department of Transportation (TxDOT).

Resolves the FHWA investigation of TxDOT regarding the North Houston Highway Improvement Project under Title VI of the Civil Rights Act of 1964 (Title VI) by setting forth specific mitigation actions for the Project.

- Lifts pause
- No Title VI violations identified in VRA
- TxDOT to resume all project development activities.

Provides specific, enforceable timelines and monitoring by FHWA to ensure TxDOT carries out the Project consistent with the requirements of Title VI.

FHWA has concluded review of TxDOT's responsibilities under the National Environmental Policy Act (NEPA) with no findings.



Alerting the public to construction work is also one of the VRA commitments.



Improving drainage to reduce flooding is one of the VRA commitments.

KEY COMMITMENT UPDATES

Public Engagement

- Meetings held twice each calendar year in each segment while segment final design and construction is ongoing
- 2025 Public Meetings held in May, July, and October
- Last public meeting held April 2026
- Regular multi-agency meetings
- Stakeholder meetings

Displacements, Relocations, Housing and Other Community Impacts

- During final design of each segment of the NHHIP, TxDOT will evaluate changes to the project that may reduce the Right of Way needed and displacement impacts
- TxDOT agrees to commit an additional $3 million for a total of $30 million, to build affordable housing stock in certain impacted communities

Reducing Footprint During Detailed Design

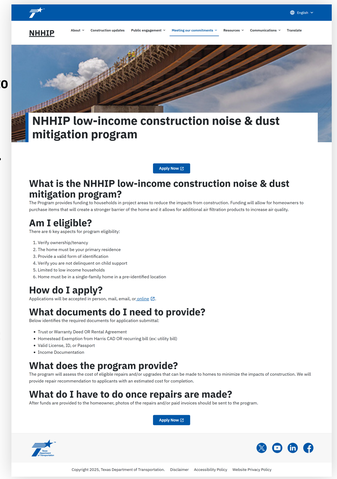
- TxDOT remains committed to evaluating reasonable opportunities to reduce project footprint in ways that will not compromise purpose and need of project as described in the ROD

TxDOT Establishes Publicly Available Project-Specific Website

- TxDOT has established a multilingual website available in English, Spanish, and other languages requested within the corridor
- The website is updated with information from public meetings
- Construction Updates and Construction Photos pages have been added to the website and are updated as needed with details on upcoming closures and related detours for project segments, as well as showing latest project construction photos

I-45 NHHIP LOW-INCOME CONSTRUCTION NOISE & DUST MITIGATION PROGRAM

- Purpose: Provides funding to households in project areas to mitigate construction impacts.
- Benefits: Enables homeowners to strengthen their homes' barriers and purchase air filtration products to improve air quality.
- Eligibility: Low-income households (based on HUD standards) within 200 feet of the project right of way.
- Application: Available online at txdot.gov/nhhipnoiseanddust
- Phased Outreach Approach Includes: Postcards, mailing, and door-to-door efforts.
- Segment 3 Outreach Rounds:
  - Segments 3A, 3B-1, 3B-2, and 3C Outreach Efforts: 1,668 Homeowners/Tenant Contacts 72 Completed Applications
- Up to $20,000 in eligible items for qualified applicants:



ELIGIBLE ITEMS

1. Insulation upgrades
   - Walls (facing construction or all)
   - Ceiling/attic additional loose fill
   - Floor - open cell spray foam (better for sound absorption)
2. Replacement windows
3. Replacement doors
   - Storm Door
4. Window A/C units with heat and air filtration (residences without central HVAC) 8,000 to 14,000 BTU
   - Stipend for increased utility bills
5. HVAC cleaning and maintenance (residences with central HVAC)
   - Programmable thermostat
   - Retrofit for HEPA filters
6. Weatherstripping doors
7. Internal storm window inserts
8. Caulking
9. HEPA Air Purifiers
10. Stipend for filter replacements (interval to be determined)
    - Central HVAC
    - Central HVAC with HEPA retrofit
    - HEPA Air Purifiers

Voluntary Resolution Agreement (VRA) Commitments





VRA Commitment: Kelly Village

- In July 2026, TxDOT, in coordination with Housing Alliance HTX, began meeting with Kelly Village residents since a portion of the property is needed for the I-45 NHHIP. The first meeting was to notify all Kelly Village residents, and the second was to inform impacted residents about the relocation process and what benefits will be available to them.
- 78 of the 270 Kelly Village units will be impacted by the acquisition. TxDOT will offer housing relocation supplements - covering costs up to market-rate rent - as an alternative relocation option under the Uniform Relocation Assistance (URA) Act, in addition to Tenant Protection Vouchers offered by Housing Alliance HTX.

Empowerment Workshops





The July 2026 round of these community events was entitled Prepare, Respond, Recover: Navigating Emergencies. Residents from Fifth Ward, Third Ward, Independence Heights, and Near Northside learned about financial recover support and disaster resources available in their own neighborhoods.

And in October and November 2026, residents in those communities attended workshops focused on affordable housing. Community group representatives, lenders, and realtors all provided valuable how-to information on the important steps toward homeownership.

To learn more about the Community Empowerment Workshop series, please scan the QR Code above.

Texas Department of Transportation

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