



I-45 NHHIP Right of Way Acquisition & Benefits

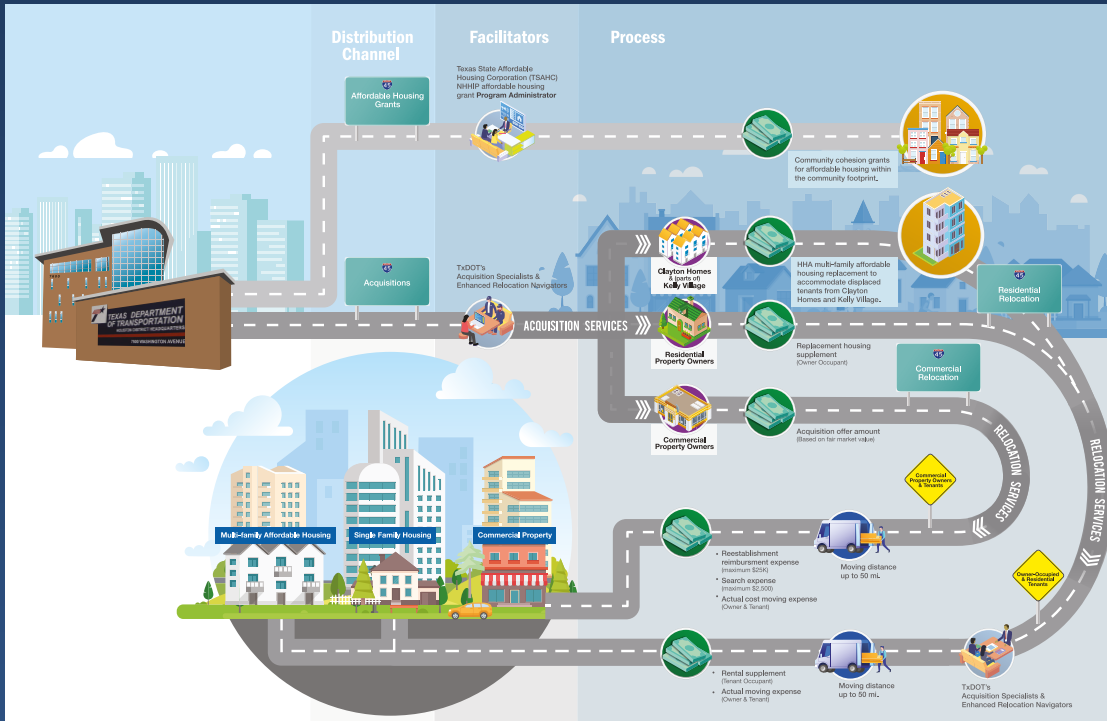
For additional information about the Project, visit us online at: www.txdot.gov/nhhp

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RIGHT OF WAY ACQUISITION PROCESS



WHAT'S IN THE ENHANCED RELOCATION PACKAGE?

Basic relocation services:

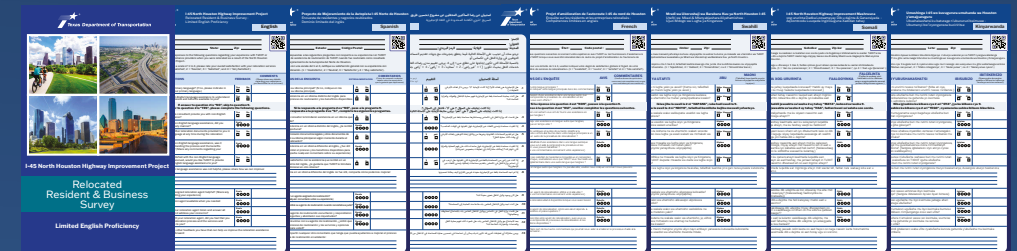
- Determine needs and preferences of displacees
- Explain relocation assistance
- Offer transportation if necessary
- Offer moving services if necessary
- Assure the availability of a comparable residential property in advance of displacement
- Provide current listing of comparable properties
- Provide the amount of the replacement housing payment in writing
- Inspect residential dwellings for decent, safe and sanitary acceptability
- Provide relocation counseling

Additional relocation services include:

- Property title information and review of documents
- Property tax and exemption impacts
- First time home buyer seminars
- Escrow process and property title clearing
- How to get social services and assistance
- How to select a real estate agent
- How to check your credit and improve your score
- Household budgeting seminars
- Household maintenance seminar

LIMITED ENGLISH PROFICIENCY (LEP) SURVEY

To ensure effective communication with LEP individuals who need to be relocated, TxDOT provides translators when necessary and makes benefit details available in multiple preferred languages. In compliance with the VRA, TxDOT conducted LEP Surveys in the seven languages below to assess whether language needs were met for all property owners, residential and business occupants, and tenants relocated to date.



ABOUT THE ACQUISITION PROCESS

MINIMIZING COMMUNITY IMPACT

WHAT IF NHHIP IMPACTS MY PROPERTY?

EARLY RIGHT OF WAY ACQUISITIONS

Agreements Reached

- Mexican Consulate - 2019
- Mach Industries - 2019
- Ecclesia Houston Church - 2019
- Clayton Homes (HUD Public Housing) - 2020
- Greater Mount Olive Baptist Church - 2020
- Temenos Place (low income housing) - 2020
- Lofts at the Ballpark - 2021

Negotiations Ongoing

- Goodwill Baptist Church
- Midtown Terrace (low income for Veterans)
- SEARCH Homeless (homeless resource center)
- Loaves and Fishes (homeless resource center)
- Kelly Village (HUD Public Housing)
- University of Houston-Downtown
- City of Houston Police Station

ROW & EARLY ACQUISITION MILESTONES

TYPE OF ACQUISITION AND RELOCATION UNDER THE VRA ACT	DATE
1. Total Number of Residential Displacements (Owners)	523
2. Total Number of Residential Displacements (Tenants)	1,176
3. Total Number of Residential Displacements (Total)	1,700
4. Total Number of Residential Displacements (Total) (Including Relocated)	1,700
5. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated)	1,700
6. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
7. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
8. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
9. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
10. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
11. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
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17. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
18. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700
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20. Total Number of Residential Displacements (Total) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated) (Including Relocated)	1,700

Affordable Housing Replacement
Ramus Temenos Apartments

- Providing an additional \$30 million in affordable housing funding for Independence Heights, Near Northside, Greater Fifth Ward, and Greater Third Ward
- All residents of Clayton Homes have been relocated
 - Combination of Vouchers and Uniform Relocation Act (URA) benefits used
 - More than 200 eligible relocatees from Clayton Homes
 - Phase 2 of Property Closing is pending
 - Houston Housing Authority (HHA) has performed demolition
- Voluntary Resolution Agreement (VRA) required LEP Survey of all relocatees
 - 563 Survey recipients
 - 39 Responses to date

RELOCATION OF DISPLACED RESIDENTS

The Clayton Homes Story

TxDOT and Houston Housing Authority (HHA) have successfully relocated residents from the Clayton Homes public housing project. Along the way these residents were provided:

- Explanation of relocation process every step of the way
- Assistance with locating new housing
- Assistance with inspecting new housing
- Home buying seminars
- Financial responsibility seminars

Compensating renters?

Example: 2-bedroom, 1-bath apartment

- Current rent payment: \$ 950/mo
- Cost of equivalent apartment in same neighborhood: \$1,200/mo
- DIFFERENCE: \$ 250/mo**

TxDOT pays rent difference for 42 months (includes moving costs).
Housing Department: \$400/mo x 42 months = \$168,000

Moving Costs: all eligible costs are paid by TxDOT, no upper limit

Nyirabarunga & Nyirakamana Home buyers: From Federal Housing to Homeowner

HOUSING ASSISTANCE

TxDOT is committed to making sure relocated residents find affordable housing. Specifically, TxDOT is:

- Offering fair market value for all properties needed.
- Offering supplemental funding for relocating owners and tenants to buy or rent higher priced properties.

Several residents of the Clayton Homes housing project have relocated to new areas and are very happy with their new homes.

Jones' Rental Story:
From Clayton Homes Federal Housing to Homeowner

Compensating Residential Property Owners

Example: 3-bedroom, 2-bath home

- Appraised (and plus improvements) value: \$250,000
- Cost of equivalent home in same neighborhood: \$300,000
- DIFFERENCE: \$ 50,000**

TxDOT Purchase Price (includes moving costs):
Appraised value: \$250,000 (normal approach)
Replacement value: \$300,000 (value mitigation)
Total Compensation: \$400,000 (normal plus added mitigation)

Moving Costs: all eligible costs are paid by TxDOT, no upper limit