



I-45 North Houston Highway Improvement Project

WHAT IF NHHIP IMPACTS MY PROPERTY?



The Texas Department of Transportation (TxDOT) designed the North Houston Highway Improvement Project (NHHIP) so that it increases safety for drivers, cyclists and pedestrians by improving freeway and local street mobility. To make these improvements, TxDOT will need additional land that is currently occupied by apartments, homes, and businesses. Displaced owners of these properties will be compensated for these properties. Additionally, displaced renters and homeowners will be able to participate in a relocation assistance program.

The package of relocation assistance for those displaced by this project has been developed based on meetings with community and organization leaders whose input helped TxDOT understand the needs and concerns of the communities in the NHHIP area. As a result, the services TxDOT is offering those displaced by this project go above and beyond what are mandated by law and are sensitive to the unique characteristics of displaced areas, residents and business owners. Each displaced resident and business owner will be handled on an individualized basis that takes into consideration that person's circumstances.

Where is the NHHIP Located?

This project includes Interstate Highway 45 (I-45) from U.S. Highway 59 (US 59)/I-69 to Beltway 8 North, including improvements along US 59/I-69 between I-45 and Spur 527. The project is divided into three segments: Segment 1 is Beltway 8 North to I-610; Segment 2 is I-610 to I-10; and Segment 3 is the Downtown Loop System (I-45, I-10, and US 59/I-69). Construction will begin with Segment 3 before proceeding to Segments 2 and 1.

What is the difference between being impacted and being displaced?

Although the property you own or rent may be in the NHHIP project area, your home may not need to be acquired and you may not be required to relocate to a new home. A professional appraiser may determine that only a small portion of the property, such as the curb and gutter, is needed for the NHHIP project. In that case, the structure(s) on the property may remain and you may not need to move.

How will I know if I need to move?

TxDOT will contact you if we believe your home or apartment is in the I-45 NHHIP project area. The process will begin with a visit from an independent appraiser to the property owner. The independent appraiser will look at the property and make a decision if the property will be acquired and how much of the property will be acquired. It may be that only a small portion of the property, such as the curb and gutter, is needed and a resident could remain on the property.

If the property is to be acquired, the appraiser will determine the value of the property. This information will be given to TxDOT. At this point, if the property is going to be purchased for the NHHIP, then the property owner will receive a written offer from TxDOT for the property. Once the owner has reviewed the offer, TxDOT will visit with the owner to discuss the offer. Once TxDOT and the owner agree on the price, then the sales documents and the payment are prepared, and the property becomes the property of TxDOT.

What happens if my home is to be purchased?

If you are required to move as the result of the acquisition of property for a TxDOT project, a relocation assistance counselor will contact you. The counselor will be able to answer your specific questions and provide additional information. To ensure maximum relocation benefits, you must discuss any proposed move with the relocation assistance counselor so that a definite understanding of eligibility requirements can be reached.



What if I rent a home or apartment?

Relocation assistance applies to tenants as well as owners occupying the real property needed for the project. Each displaced person will be given sufficient time to plan for an orderly, timely and efficient move. This applies not only to residential occupants but to all properties where an occupant has to move to a new location. No individual lawfully occupying real property will be required to move from the site without at least a 90-day written notice. A 90-day written notice before having to leave a property is the minimum required by law. In the majority of situations, however, the process of acquiring a property takes much longer. This gives you approximately four months to decide on replacement housing and prepare for moving day before receiving the 90-day notice from TxDOT.

What kind of additional assistance could I receive?

Whether you rent or own, TxDOT will offer displaced residents a variety of free services to assist in this transition. This includes individualized advisory services to help residents understand the relocation benefits and assistance programs. TxDOT hires professional relocation counselors to work with each displaced resident and property owner individually. TxDOT is also partnering with local community organizations to help implement the educational and outreach programs.

Your relocation assistance advisor will visit with you to understand your needs, the size of your family, your work location, the location of your community assets such as your church, and any other important details. This will help your advisor in locating up to three replacement housing possibilities that are accessible to your work, and any other important locations. Although your counselor will show you up to three housing options, you are free to relocate anywhere.

Once you make a selection and wish to claim your applicable tenant/owner relocation benefits, the replacement housing will be inspected to assure that it is decent, safe and sanitary. The inspection must take place before any additional financial assistance can be approved for you. This process will take place prior to you moving from your current home. This support will be available until you are settled in your new home.

In addition to your counselor, you will have access to free educational programs that will help you during this transition. Topics for potential homeowners include: how mortgages work and the steps in the application process, how lenders evaluate borrowers and make loan decisions, how to work with a real estate agent, what is in a sales contract, and what to expect on closing day. Other workshops will discuss how to determine your credit score and financial readiness and a comparison of renting versus owning. Household budgeting and maintenance will also be covered.

What about the cost of moving?

If TxDOT determines that you must move, your moving expenses will be covered for a distance of up to 50 miles. You are free to move anywhere you wish, including out of state, but the cost of moving will be covered up to 50 miles only. Please notify your relocation counselor of your plans so that your counselor can confirm your eligibility and prompt payment for these expenses.

Is there financial assistance available for displaced homeowners?

If you own your home in the NHHIP project area and have lived in your home for 90 days or more before TxDOT contacts you, you may be eligible for additional financial assistance above the purchase price for your property. You may



Digital rendering of the proposed NHHIP Segment 3 approaching Downtown from the I-69/US 59/SH 288 Interchange.



Scan this QR code with your phone or mobile device to view a simulation of this project.

qualify for a purchase supplemental as well as assistance with incidental costs you may need to purchase a comparable decent, safe and sanitary replacement home. A purchase supplemental is the additional amount of money needed for you to purchase a comparable home to the one you are leaving. For example, if your current two bedroom and one bath home is being acquired by TxDOT for \$100,000, but there is no comparable two bedroom one bath home available for less than \$150,000, you may qualify for that \$50,000 difference. You have one year to make this purchase. Your relocation counselor will explain this to you in more detail.

Is there financial assistance for displaced tenants?

The rental assistance supplement is designed to assist you when renting a decent, safe and sanitary replacement dwelling. If you choose to rent a replacement dwelling and the rental payments are higher than you have been paying, you may be eligible for a rental assistance payment. TxDOT will determine the maximum payment you may be eligible to receive in accordance with established procedures. The rental assistance payment will be paid in a lump sum. You must rent and occupy a decent, safe and sanitary replacement dwelling within one (1) year to be eligible. Your relocation counselor will discuss this with you in more detail.

What if I want to move now?

Timing is important! If you move prior to being contacted by TxDOT, or one of our agents, you will not be eligible for program related assistance or services. An occupant who moves prior to the date of when negotiations are initiated for acquisition of the property by TxDOT will not be eligible for any relocation payment. Please contact your assigned relocation counselor for more details.

What about public housing residents at Clayton Homes and Kelly Village?

The project has displaced residents of Clayton Homes and will also displace residents from some of the buildings at Kelly Village, which are public housing properties administered by the Houston Housing Authority (HHA). These public housing residents are provided relocation services and options directly from the HHA. The HHA has announced the construction of The Pointe at Bayou Bend complex, located less than a mile from where Clayton Homes used to be. Former Clayton Homes residents have the right to move into the new complex first. Kelly Village residents will have similar options. Contact the HHA at (713) 260-0705.

What if I have a Housing Choice voucher?

Residents using Housing Choice vouchers will be contacted by the HHA to review relocation options. Contact the HHA at 713-250-0600.

Relocation Program Quick Facts:

When will this project actually begin?

The TxDOT highway development process is very detailed and exhaustive. For more than 10 years, TxDOT has been working on the alternatives analysis and environmental clearance phases of the project. The next steps are detailed in the final design and then construction. While TxDOT will continue to refine the project during the next steps, we are also preparing for phased construction. Construction on the first phase is estimated to begin in late 2021 on Segment 3 which is the part of the project from the intersection of I-45 and US 59/I-69 south of Downtown to the intersection of I-45 and I-10 immediately north of Downtown. Construction on Segment 2 is estimated to begin in 2024, which is the part of the project between I-10 and I-610. Construction on Segment 1 is estimated to begin in 2026, which is the part of the project between I-610 and Beltway 8.

I just renovated my home. Who is going to pay me for all the money I just put into this home?

A professional, independent appraiser will come to your home and determine the value of your property taking into consideration a variety of factors including the condition of the property. Renovations will be taken into consideration as part of the appraisal process.

Who is going to notify me when this project is actually going to happen?

If it is determined that the property you rent or own may be acquired by TxDOT, a professional relocation counselor will contact you and will work with you throughout the process. Your counselor will notify you of every step along the way and answer all your questions.

I have children that need to stay in the same school district. Can you assure me they will be able to?

Your counselor will visit with you to learn about your housing needs, where your workplace is located, schools your children attend and other important locations you rely on. These details will be used in finding you comparable replacement housing. If staying in the same school district is important, we will strive to show you comparables in your children's school district.

What type of analysis does TxDOT use in making sure you're paying me what our property and homes are worth?

TxDOT hires professional, independent appraisers to look at each property and make a determination of value based on a variety of factors including real estate market conditions, recent sales in the area, condition of the property, and if the entire property or just a portion of it is needed to be acquired by TxDOT. TxDOT is required to offer no less than fair market value for a property, and if you purchase another home, TxDOT has programs in place to help compensate for the difference between fair market value and comparable housing in the area of the current housing.

What if I own a business in the impacted area?

Purchases of impacted businesses will follow similar processes for acquisition and relocation. If you own a business that will be displaced by the NHHIP, please contact (713) 802-5602.

What's included in the relocation package?

Basic relocation services will:

- 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 benefits will include:

- Property title Information and review of documents
- Property tax and exemption impacts
- First-Time homebuyer 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 seminars



Digital rendering of the proposed I-45 Downtown Connectors approaching the new connection with the Downtown streets Pease and Jefferson just as you pass Allen Parkway and W. Dallas Street.



Scan this QR code with your phone or mobile device to view a simulation of this project.

Content prepared and distributed by:
TxDOT Houston District
7600 Washington Avenue
Houston, TX 77007

To learn more about the NHHIP, scan or click the QR code and watch the Changes for the Better video.



For more information about the project please visit: www.ih45northandmore.com
Also, find out more about TxDOT at www.txdot.gov, or contact us by email at: HOU-PIOWebmail@txdot.gov and follow us on Facebook, Twitter and/or Instagram @TxDOHouston.