I-45 NHHIP Right of Way
Acquisition & Benefits

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

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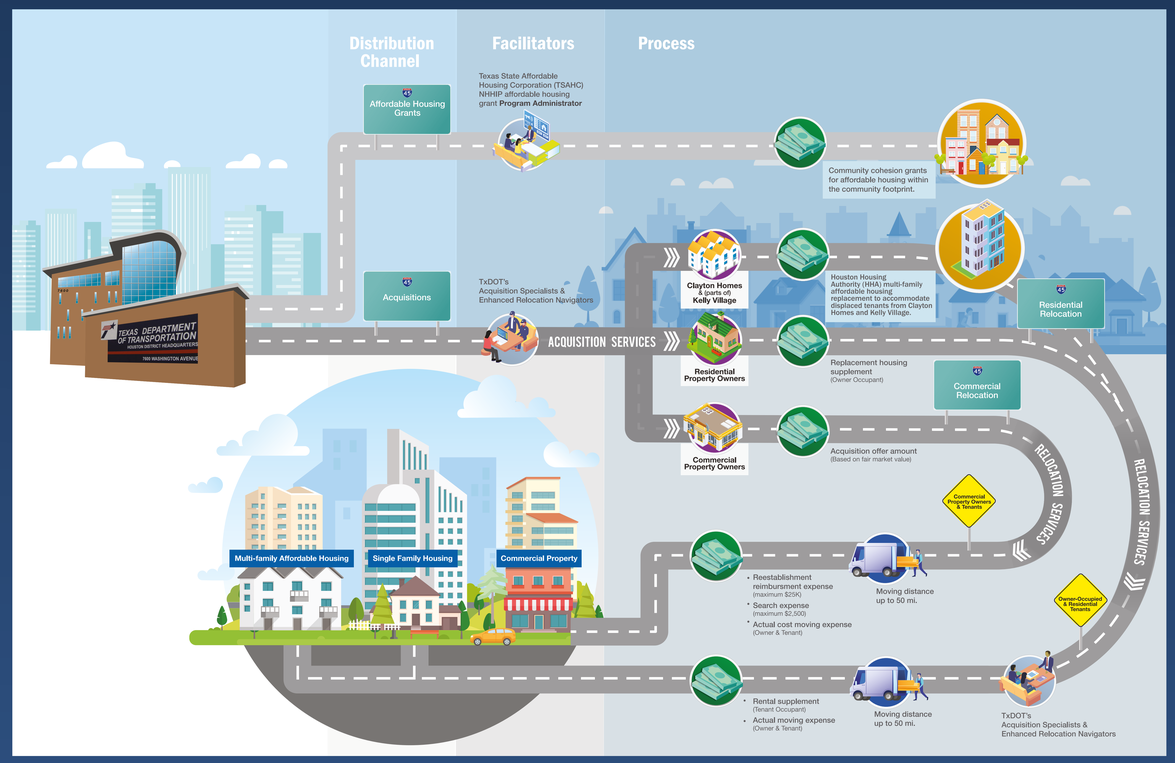
RIGHT OF WAY ACQUISITION PROCESS



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

RELOCATION STATUS

Residential Relocation (Households)

721 Total Residential Displacements (Households)

$10 Million Replacement Housing Payments

633 Comparable Replacement Housing Costs, Above Market

$1 Million Residential Moving Payments

68 Tenants converted to Homeowners

$11 Million Total Costs for Residential Relocation Expenses

Non-Residential* Relocation (Non-Households)

55 Total Non-Household Displacements

$6.3 Million Non-Residential Moving Payments

$301K Non-Residential Reestablishment Payments

$6.6 Million Total Costs for Non-Residential Relocation Expenses and Payments

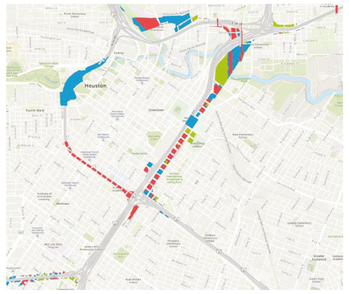
Businesses, Institutions, and Services

PROJECT ACQUISITION TRACKING MAP(S)

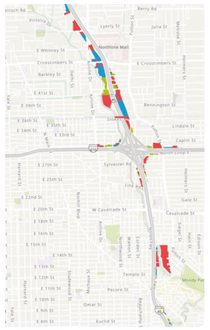
Exhibits show ROW environmentally cleared as of July 2024. Segment 3B-1 Reevaluation completed in June 2024.

I-45 NHHIP ACQUISITION PARCEL STATUS BY CLASSIFICATION

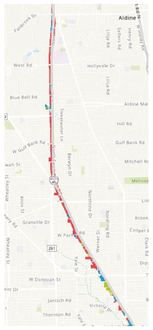
Segment 3



Segment 2



Segment 1



Business · Residential · Other

I-45 NHHIP ACQUISITION PARCEL STATUS BY SEGMENT

Segment 3

Segment 2

Segment 1

No Acquisition Yet · Fully Acquired

EARLY RIGHT OF WAY ACQUISITIONS

All residents of Clayton Homes have been relocated

- Combination of Vouchers and URA benefits used
- Total Relocation from Clayton: 215
- Phase 2 of property closing is pending
- HHA has performed demolition
- HHA Replacement Housing at 800 Middle Street is now complete

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.

RELOCATION OF DISPLACED RESIDENTS

The services TxDOT is offering those displaced by the I-45 NHHIP go above and beyond what are mandated by law and are sensitive to the unique characteristics of displaced areas.

- 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

AFFORDABLE HOUSING FUNDING

Affordable Housing Replacement
Rasmus Terrenos Apartments

In addition to the replacement of affordable housing that was directly impacted by the project, TxDOT has committed to providing an additional $30 million in affordable housing funding for Independence Heights, Near Northside, Greater Fifth Ward, and Greater Third Ward.

This $20M affordable housing project serves as the replacement for the Terrenos I Apartment. The replacement facility was constructed one mile from the original facility and is being operated as a separate property from the remainder of the existing facility, so that services could continue uninterrupted.

SCAN THE QR CODE TO LOCATE YOUR PROPERTY