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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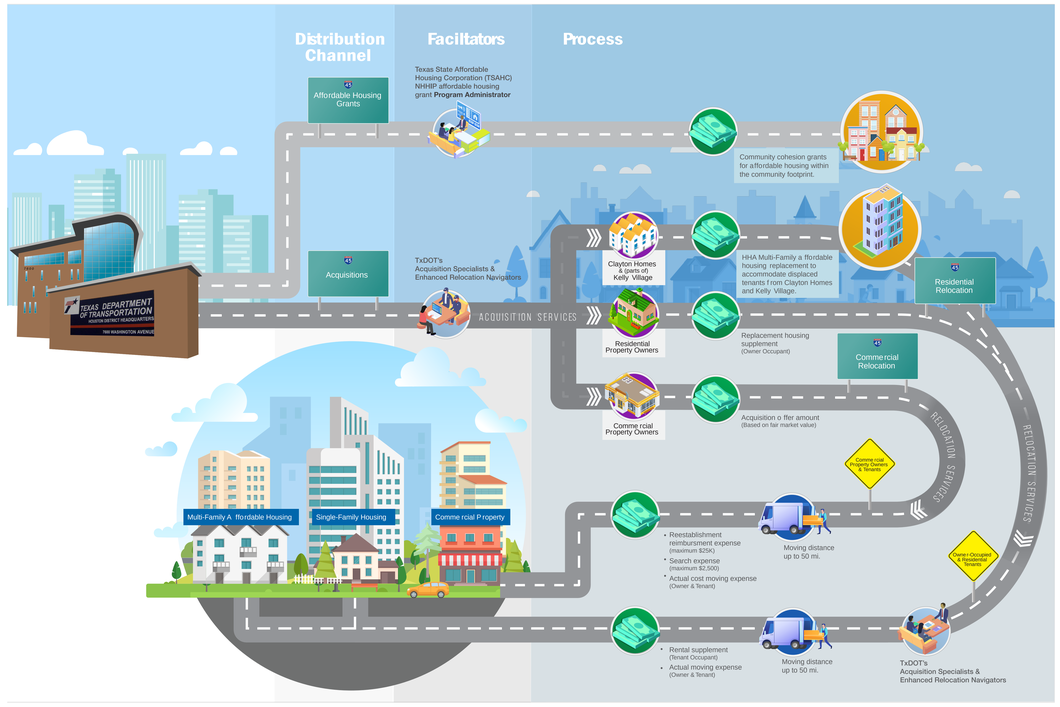
RIGHT OF WAY ACQUISITION PROCESS



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 seminars

RELOCATION STATUS

As of July 8, 2025

Residential Relocation (Households)

777
Total Residential Displacements (Households)

$10.7 Million
Replacement Housing Payments

690
Compatable Replacement Housing Costs, Above Market

$1.8 Million
Replacement Moving Payments

70
Tenants converted to Homeowners

$12.3 Million
Total Costs for Residential Relocation Expenses

Non-Residential* Relocation (Non-Households)

123
Total Non-Household Displacements

$11.2 Million
Non-Residential Moving Payments

$557K
Non-Residential Reestablishment Payments

$11.8 Million
Total Costs for Non-Residential Relocation Expenses and Payments

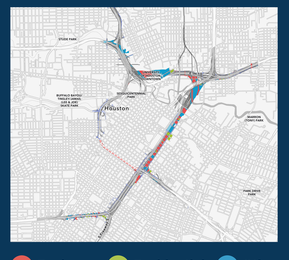
** Businesses, Institutions and Services*

PROJECT ACQUISITION TRACKING MAPS

Exhibits show Right of Way status as of 2025

I-45 NHHIP Acquisition Parcel Status By Classification

Segment 3



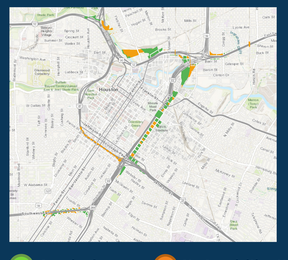
Segment 2

Segment 1

Business · Residential · Other

I-45 NHHIP Acquisition Parcel Status By Segment

Segment 3



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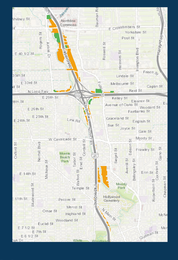
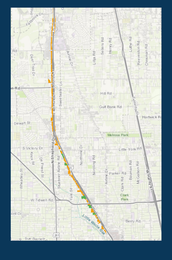


Segment 1



Acquired · No Acquisition Yet

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 completed
- HHA has performed demolition
- HHA Replacement Housing at 800 Middle Street is now complete

Housing Assistance

All residents of Clayton Homes have been relocated

- 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 Fund

Affordable Housing Replacement
Rasmus Temenos 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 $35M affordable housing project serves as the replacement for the Temenos I Apartment. The replacement facility was constructed one mile from the original property. During the relocation process, the residents were able to remain in the existing facility, so that services could continue uninterrupted.

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