

# **NHHIP VRA PROGRESS REPORT**

**February 23, 2025**

## **APPENDIX A**

**NHHIP VOLUNTARY RESOLUTION  
AGREEMENT**

## **VOLUNTARY RESOLUTION AGREEMENT**

### **I. Purpose and Background**

This Voluntary Resolution Agreement (Agreement) is entered into by the Federal Highway Administration (FHWA) and the Texas Department of Transportation (TxDOT) to resolve the FHWA investigation of TxDOT regarding the North Houston Highway Improvement Project (Project) under Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d to 2000d-7 (Title VI) by setting forth specific mitigation actions for the Project. These actions will ensure that TxDOT carries out the Project consistent with the requirements of Title VI.

FHWA investigated TxDOT's compliance with Title VI and the U.S. Department of Transportation's (DOT) Title VI regulations, at Title 49 of the Code of Federal Regulations (C.F.R.), Part 21, in response to administrative complaints filed by the following individuals or entities: 1) Air Alliance Houston on January 18, 2021 (DOT Complaint No. 2021-0092); 2) Texas Housers on January 26, 2021 (DOT Complaint No. 2021-0095); 3) Modesti Cooper on February 28, 2021 (DOT Complaint No. 2021-0103); and 4) by Harris County on October 8, 2021 (DOT Complaint No. 2021-0250). The complaints alleged the Project would result in race, color, or national origin discrimination against multiple communities in the Project area in violation of Title VI. The complaints also alleged that the public participation process for the Project discriminated against individuals on the basis of race and national origin.

FHWA initiated its investigation in March 2021. TxDOT completed the environmental clearance process for the Project under the National Environmental Policy Act (NEPA) on February 3, 2021. To preserve the status quo during the course of its investigation, FHWA requested that TxDOT pause contract letting, property acquisition, and final design work, and TxDOT complied.

From April 2021 to March 2022, FHWA sent three Requests for Information to TxDOT, in response to which TxDOT provided nearly 9,000 documents, along with access to hundreds of additional documents. In addition to these documents, FHWA reviewed thousands of pages of publicly available documents developed through the NEPA process. Over the course of two site visits to Houston, FHWA conducted approximately 100 in-person interviews and 20 virtual interviews with members of the community affected by the Project, in addition to numerous interviews with TxDOT staff.

In accordance with DOT's Title VI regulations, FHWA entered into discussions with TxDOT in 2022 focused on reaching a voluntary resolution agreement on the concerns raised in the Title VI complaints. This Agreement is a result of those negotiations.

### **II. Title VI Jurisdiction**

Title VI provides that "[n]o person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving Federal

financial assistance.” 42 U.S.C. §2000d. Title VI’s prohibition against national origin discrimination requires that recipients of federal funds take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP). DOT’s Title VI regulations at 49 C.F.R. Part 21 provide that recipients may not, directly or through contractual or other arrangements, utilize criteria or methods of administration which have the effect of subjecting persons to discrimination because of their race, color, or national origin, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program with respect to individuals of a particular race, color, or national origin. TxDOT is a recipient of Federal financial assistance from the FHWA, and the Project includes Federal financial assistance. DOT has jurisdiction over TxDOT under Title VI and its Title VI regulations because TxDOT receives federal financial assistance from DOT. As a recipient, TxDOT must comply with Title VI in its programs and activities, which include not only this Project, but also “all of the operations of” TxDOT. 42 U.S.C. §2000d-4a.

### **III. General Terms**

1. This Agreement, and all provisions and Exhibits herein, are between TxDOT and FHWA as the sole parties to the Agreement. This Agreement will be applicable to, and binding upon, the parties to this Agreement, their officers, agents, employees, assignees, and successors in office. The FHWA Texas Division Office has been delegated responsibility for leading the oversight and implementation of this agreement.
2. The provisions and Exhibits herein constitute the entire Agreement.
3. If any part of the Agreement is deemed invalid, all other provisions remain valid.
4. The signatories represent that they are authorized to bind TxDOT and FHWA.
5. By signing this Agreement, TxDOT does not admit that any Title VI violation has occurred and voluntarily agrees to implement these actions.
6. This Agreement resolves this Title VI investigation and is limited to the facts and issues presented in the complaints identified during this investigation. This Agreement does not affect TxDOT’s continuing obligation to comply with Title VI, and all other federal laws and applicable regulations, or preclude FHWA from taking appropriate action to evaluate TxDOT’s compliance with any laws enforced by FHWA.
7. Neither TxDOT nor any entity or business party to an agreement to carry out the actions herein shall intimidate, threaten, coerce, or discriminate against any individual for the purpose of interfering with any right or privilege secured by Section 601 of Title VI or 49 C.F.R. Part 21, or because they have made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing pursuant to Title VI . 49 C.F.R. § 21.11(e).
8. The term of this Agreement (Term) shall commence on the date that both parties sign this Agreement (Effective Date).

9. This Agreement shall terminate after the date that all terms in Article IV have been completed, except that Articles VIII and IX will survive the termination of this Agreement as necessary to effectuate their intent. If the Project is terminated, this agreement will cease to be effective. Should the project be suspended due to funding or legal action, the actions required in this Agreement are suspended during the time of the Project suspension, with the exception of those actions in Article IV.2.a (compliance with Uniform Act); Article IV.2.f (Affordable Housing initiatives); Article IV.2.l (project website); Article IV.6.k.vi (participation in Emancipation Trail feasibility study); Article IV.6.k.vii (Olivewood National Register of Historic Places); and Article IV.8.g (LEP SOP).
10. This Agreement may be modified by mutual agreement of both FHWA and TxDOT after negotiating in good faith and in writing.
11. If TxDOT is unable to comply with the initial timelines in this Agreement, then TxDOT may send FHWA a written extension request detailing the reasons for the request and the new dates requested. The new dates will become effective only if FHWA responds in writing to TxDOT accepting the request terms. FHWA may propose a counterproposal to the terms proposed by TxDOT. If TxDOT does not comply with the timelines agreed to under this Agreement and does not otherwise secure an extension request from FHWA, then FHWA may pursue potential sanctions, as discussed in Section IX of this Agreement.
12. All mitigation measures described in the Final Environmental Impact Statement (FEIS), Record of Decision (ROD), and this Agreement mitigate impacts resulting from the Project and represent reasonable public expenditures after considering the impacts of the action and the benefits of the proposed mitigation measures. As such, the mitigation measures described in the FEIS, ROD, and this Agreement are eligible for federal reimbursement pursuant to 23 CFR §771.105(e).
13. TxDOT will cooperate in a timely manner with FHWA regarding all additional requests for information and documentation, pursuant to 49 C.F.R. § 21.9, et seq.
14. Nothing in this Agreement shall be construed as creating any liability in favor of any third party or parties against FHWA or TxDOT.

#### **IV. TxDOT Actions**

As the Recipient of Federal-Aid Highway funds from FHWA, TxDOT is solely responsible for effectuating the actions described in this Agreement. Except where noted, the actions described below will be performed in addition to the mitigation actions already committed to by TxDOT, as they relate to the Project, contained within the ROD. TxDOT agrees to comply with the Americans with Disabilities Act and with Section 504 of the Rehabilitation Act of 1973 in constructing all pedestrian-related elements associated with the Project.

TxDOT will perform or effectuate the following<sup>1</sup>:

**1. Reducing the NHHIP Footprint During Detailed Design**

- a) Consistent with the requirements of all state and federal law, including NEPA and Title VI, and consistent with actions established by the ROD and FEIS, TxDOT remains committed to evaluating reasonable opportunities to reduce the project footprint in ways that would not compromise the integrity and functionality of the purpose and need of the Project, as described in the ROD. TxDOT agrees that requests to reduce the Project footprint should be evaluated with a focus on the following:
  - i. Strengthening Houston's economy;
  - ii. Reducing flooding on and off the freeway;
  - iii. Making travel safer for all road users;
  - iv. Providing long-term capacity for all users of the roadway, including automobile, freight, and transit;
  - v. Serving and preserving the neighborhoods along the corridor while enhancing connectivity between neighborhoods;
  - vi. Mitigating impacts to existing parks and open space while creating additional opportunity for open space; and
  - vii. Ensuring accessible evacuation routes.
- b) TxDOT agrees to use the least amount of right-of-way as allowed and defined by law, after evaluation of the project footprint.
- c) It is important to note that any proposals to reduce the Project footprint must not compromise safety, flooding mitigation, design standards, freight mobility and evacuation effectiveness.

**2. Displacements, Relocations, Housing, and Other Community Impacts**

TxDOT is committed to minimizing residential, business, and community resource displacements due to the Project to the extent practicable, consistent with meeting the purpose and need of the Project and consistent with Title VI requirements. In addition, TxDOT recognizes the impacts of the Project on the already limited availability of affordable housing in the Project area and is committed to mitigating such impacts as set forth in the Project Record of Decision (ROD) and this VRA. TxDOT will continue to engage and inform the public about project developments

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<sup>1</sup> Unless otherwise provided, nothing in this Agreement should be construed to be limited by the terms of the agreements between TxDOT and the City of Houston, and between TxDOT and Harris County, regarding the NHHIP.

and construction impacts as the Project moves forward and provide competent language assistance services, interpretation and translation for persons with LEP.

#### Displacements

- a) TxDOT will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 *et seq.*) (Uniform Act) and associated regulations at 49 CFR Part 24 throughout the course of the Project. TxDOT will include the data elements in Parts B and C of Appendix B, 49 CFR part 24, for all residential and non-residential displacements associated with the Project in the Progress Reports required by Article VI of this VRA. Additionally, for each displacement reported in the previous sentence, TxDOT will provide documentation of benefits provided in accordance with the Uniform Act. TxDOT will redact all personally identifiable information in its reports, but shall make the information available for review by FHWA upon request.
- b) Within 90 days of signing this VRA, TxDOT will complete a survey of all non-residential businesses, services, or other organizations displaced by the Project, accommodating those entities' language preferences, to confirm their receipt of relocation services under the Uniform Relocation Act. For those entities that have already relocated and respond that they did not receive relocation services or did not receive adequate relocation services, TxDOT will provide such relocation services as committed to for non-residential relocations under the NHHIP ROD within 150 days of signing this VRA. TxDOT will document progress in providing the non-residential relocation services described herein, including the number of non-residential businesses, services, or other organizations that have received such services, which services have been requested, which services have been provided, and the cost of the services provided, in the Progress Reports as required by Article VI of this VRA.
- c) With the first Progress Report under Article VI of this VRA, TxDOT will submit to FHWA a plan for how TxDOT will ensure that roadway, transit, and pedestrian/bicycle access to essential services, including but not limited to health care facilities, grocery stores, pharmacies, schools, places of worship, and voting locations, will be maintained during and after construction in neighborhoods where such essential services will be impacted by the Project. In developing the access plan, TxDOT will coordinate with local governments and community stakeholders to identify access impacts to specific types of services, effective alternative routes, and alternative resource locations nearby to ensure that the public retains use of these services.
- d) Prior to resuming acquisition and demolition activities on individual parcels, TxDOT will review the properties included in the relocation impacts identified in the FEIS and ROD. Should TxDOT determine that the proposed acquisition or demolition of that specific parcel was not included in the FEIS or ROD, prior to

proceeding with the action on the parcel, TxDOT will conduct a re-evaluation under 23 CFR 771.129(c) to determine whether a Supplemental Environmental Impact Statement (SEIS) is required. This commitment will apply to all segments of the Project. This commitment does not apply to the state-funded acquisition of any remainder that is voluntarily sold by a property owner to TxDOT pursuant to Texas Transportation Code Section 203.0521 and that will not be used in connection with the Project. TxDOT will provide information on any acquisition or demolition of a parcel that was not included in the FEIS or ROD, including state-funded acquisitions that are voluntarily sold by a property owner to TxDOT, in the Progress Reports required by Article VI of this VRA.

- e) TxDOT, during final design of each segment of the NHHIP, will evaluate changes to the Project (as compared to what was approved in the ROD) that would reduce the amount of right-of-way needed and the displacement impacts, especially with respect to multi-family housing units, while ensuring that the final design meets the project Purpose and Need as described in the ROD. TxDOT will document in the Progress Reports as required by Article VI of this VRA instances where right-of-way needs and displacements have been reduced.
- f) TxDOT committed in the ROD to providing \$27 million to support affordable housing initiatives in the neighborhoods most affected by the project in addition to the individual acquisition and relocation compensation provided to homeowners, renters and businesses that would be displaced. Through this VRA, TxDOT agrees to commit an additional \$3 million, for a total of \$30 million, to affordable housing entities to aid in the implementation of these affordable housing initiatives. TxDOT will coordinate with Houston Housing Authority (HHA) and develop an opportunity for the public to provide input on how these funds might be utilized and distributed. Following the completion of this public outreach, TxDOT will prepare a plan and a schedule for disbursement and use of the funds and provide to FHWA within 90 days of completion of the plan. As part of this plan, TxDOT will describe considerations given to the viability of a community land trust(s) as part of affordable housing mitigation. TxDOT will include a report on implementation of this paragraph in the Progress Reports required by Article VI of this VRA.
- g) TxDOT will discuss with the City of Houston (City) the use of portions of the Project's future surplus right-of-way for affordable and workforce housing as developed by third parties in potential partnership with the City, with the understanding that any surplus property must be acquired pursuant to TxDOT policy. TxDOT will include a report on implementation of this paragraph in the Progress Reports required by Article VI of this VRA.

## Relocations

- h) TxDOT will make relocation benefits available to all eligible displacees and not deny benefits in cases that would result in exceptional and extremely unusual hardship to such a displacee. TxDOT will report to FHWA in each Progress Report any displacee who is denied relocation benefits and the benefits denied.
- i) As committed to in the ROD, TxDOT will provide enhanced relocation services by conducting workshops with residential property owners and renters who would be displaced, including topics such as:
  - Getting to know household members and future goals and ability to accomplish such goals;
  - Developing communications that are culture- and context-sensitive;
  - Determining needs and preferences;
  - Explaining relocation benefits in language used by household, assist with relocation interview and explain relocation schedule;
  - Providing assistance in keeping appointments with relocation service providers;
  - Supplying information on other federal and state programs offering assistance;
  - Providing counseling to minimize hardships;
  - Explaining the acquisition process;
  - Explaining the relocation process;
  - Explaining the appraisal process;
  - Providing title information and review of documents;
  - Explaining property tax & exemption impacts;
  - Providing moving resources and move planning;
  - Providing first-time homebuyer seminars;
  - Explaining escrow process and title clearing;
  - Explaining how to update voter registration information;
  - Explaining how to get social services and benefits;
  - Explaining how to select a real estate agent;
  - Explaining how to check your credit and improve your score;
  - Explaining household budgeting; and
  - Explaining household maintenance.

TxDOT will prepare a plan for offering enhanced relocation services and submit the plan to FHWA within 30 days of completion. TxDOT will document within the plan all future discussions held with U.S. Department of Housing and Urban Development and HHA regarding enhanced relocation services provided to residents of Clayton Homes and Kelly Village. TxDOT will document progress in providing the enhanced relocation services described herein, including the number of property owners and tenants who have received such services, which services

have been requested, which services have been provided, and the cost of services provided, in the Progress Reports as required by Article VI of this VRA.

- j) TxDOT shall identify whether its planned ROW acquisition for the NHHIP will leave any residential or non-residential owners or renters outside of the Project footprint isolated or cut off from the rest of the community and assess whether it must provide relocation acquisition or assistance or advisory services pursuant to the Uniform Act and associated regulations at 49 CFR Part 24, as well as this VRA, to such owners or renters to mitigate such impacts. TxDOT shall report to FHWA in the Progress Reports required by VRA Article VI on this issue after the conclusion of each acquisition phase of the Project.

### Housing

- k) TxDOT will inform all residential and non-residential property owners of the option to enter into an Occupancy Agreement for parcels that TxDOT acquires well in advance of the start of associated project construction. The Occupancy Agreement would allow property owners an option to continue to occupy the property after it has been acquired by TxDOT while the property owner gets reestablished at their new location until such time the property needs to be prepared for the start of associated project construction.
- l) Within 30 days of this agreement, TxDOT will establish a publicly available project-specific website. The website will be maintained and updated regularly through completion of the Project. The website will provide information in English, Spanish, and all other languages for which translation has been requested at NHHIP public meetings. The website will include the following information, as it becomes available:
- Eligibility requirements for the move out stipend, rent stipend, and weatherization and energy efficiency programs;
  - Move out dates for public housing residents, and how public housing residents can claim their priority status for housing at the new Houston Housing Authority affordable housing developments;
  - How residents and businesses can communicate with TxDOT about common construction issues including the clean-up of construction debris, filing nuisance dust reports and alerting TxDOT of potential best management practice issues such as silt fencing maintenance needs;
  - Information on NHHIP-related jobs and job fairs;
  - Advance notice of specific disruptions during construction, including bus reroutes, road closures and detours, trail closures, demolitions, and late-night activity;
  - Links to local air quality status (code red days), and monitoring information produced by the project;

- Flooding mitigation plan development/implementation, including public involvement opportunities, and notice of alerts when access to depressed sections of the highways is closed in the event of a pump failure;
- Active transportation options in the project corridor;
- A link to the Emancipation National Historic Trail Study;
- School Access and the project ombudsman;
- Copies of the memoranda with the City of Houston and Harris County and periodic progress reports of the implementation of the memoranda;
- Transit access; and
- Noise barrier decision processes.

TxDOT will explore alternative ways to communicate the information provided through the website to low literacy residents, seniors, and people without internet access. This may include outreach and engagement with, among others, leaders of community organizations, places of worship, and legal service organizations to understand the effective methods to communicate website and critical information related to displacements, relocations, housing, and other community impacts.

#### Community Impacts

##### m) *Clayton Homes*:

- i. TxDOT's acquisition of Clayton Homes is being undertaken in two phases. TxDOT has completed Phase 1, which included units no longer occupied. TxDOT will not complete the acquisition of the second phase until all residents are relocated from the Phase 2 portion of the property.
- ii. In addition to the Tenant Protection Vouchers being offered by HHA, TxDOT will also offer housing relocation supplements (up to market-valued rent) to Clayton Homes residents as an alternate relocation path under the Uniform Act. This alternate path would not rely on and therefore not exhaust available voucher capacity and would be available to all displacees even if they do not qualify for HHA Tenant Protection Vouchers. Should a Clayton Homes resident choose the alternate relocation path in the interim while the Clayton replacement units are being constructed but want to exercise their first right to return to the Clayton replacement units which are intended to be voucher based, they would be eligible to do so assuming they meet the HHA Tenant Protection Vouchers criteria at the time of their return to the replacement units.
- iii. TxDOT will work with HHA to maintain active contact information for Clayton Homes displacees in order to offer the first option to move to replacement dwellings once completed.

- n) *Kelly Village*:
- i. In addition to the Tenant Protection Vouchers that would be offered by HHA, TxDOT will also offer housing relocation supplements (up to market-valued rent) to Kelly Village residents as an alternate relocation path under the Uniform Act. This alternate path would not rely on and therefore not exhaust available voucher capacity and would be available to all displacees even if they do not qualify for HHA Tenant Protection Vouchers. Should a Kelly Village resident choose the alternate relocation path in the interim while the Kelly Village replacement units are being constructed but want to exercise their first right to return to the Kelly Village replacement units which are intended to be voucher based, they would be eligible to do so assuming they meet the HHA Tenant Protection Vouchers criteria at the time of their return to the replacement units.
  - ii. TxDOT will work with HHA to maintain active contact information for Kelly Village displacees in order to offer the first option to move to replacement dwellings once completed.
- o) TxDOT will coordinate with the City of Houston and homeless services providers to develop a plan to assist in addressing the services needed by persons experiencing homelessness within the Project limits TxDOT will submit this plan to FHWA for review within 30 days of finalization of the plan to address services needed by persons experiencing homelessness.
- p) TxDOT will review the strategies in the October 2022 DOT report on “Promising Practices for Meaningful Public Involvement in Transportation Decision-Making” to continue to meet with stakeholders and consider public input as it proceeds through future project development phases. Additionally, TxDOT will continue to coordinate with the NHHIP Housing and Communities Focus Group to explore and define best practices, identify opportunities to leverage existing programs and resources, and develop strategies to achieve positive solutions during project implementation. TxDOT will report on what strategies they are using for considering public input in each Progress Report as required by Article VI of this VRA. To the extent necessary, FHWA will provide feedback on these strategies and work with TxDOT on improvements.
- q) TxDOT will hold public engagement meetings—consistent with the public meeting provisions, including language access provisions, in its FHWA-approved Environmental Handbook for Public Involvement—twice each calendar year in each segment while design and construction is ongoing in the segment. TxDOT will provide FHWA a list of those invited to these meetings and its methods for publicizing the meetings a week before they occur. In advance of these meetings, TxDOT will engage affected communities and provide meeting notices in English and in the most common languages spoken by individuals with LEP in the

communities. During these public meetings, TxDOT will provide the community with up-to-date information regarding the Project, informational assistance regarding the implementation of this agreement, and will provide an open forum for the community to provide feedback, raise issues, and ask questions about the Project or TxDOT's compliance with this agreement. TxDOT will include updates of public engagement meetings in the Progress Reports as required by Article VI of this VRA. These meetings will be held at times and locations that are convenient and accessible for affected communities, and TxDOT will take reasonable steps to ensure meaningful access for persons with LEP, including the provision of language assistance services free of cost to the persons with LEP. TxDOT will consider and incorporate information provided at these meetings, as applicable, during the design and construction of the project.

### **3. Flooding**

TxDOT understands that transportation infrastructure is integrated into the overall drainage pattern of a project and its surrounding areas. A primary objective of the NHHIP is to construct a resilient highway system that functions during extreme weather events. In the event that the National Oceanic and Atmospheric Administration (NOAA) publishes a subsequent version to Atlas 14 for the integration of future climate projections, TxDOT will take actions that will use such updates to inform the final design should they be published prior to completion of design activities as stated below. Another key objective is to improve the status quo by reducing flooding in the project area. TxDOT has and will continue to work closely with the City of Houston and Harris County Flood Control District to develop partnerships that will leverage the roles and responsibilities, as well as the resources, of each entity to deliver beneficial drainage improvements throughout the overall drainage system, prioritizing areas that are most vulnerable to flooding.

- a) Prior to completing final design for each segment of the NHHIP, TxDOT will use Atlas 14 rainfall data to complete drainage studies. Such drainage studies will rely on the state of practice HEC-RAS 2D model approach. In the event NOAA publishes a subsequent version to Atlas 14 to account for variations in climate conditions, TxDOT will incorporate such updates into individual NHHIP projects that have not exceeded the 30% detailed design phase.
- b) Consistent with item (a) above, TxDOT will perform a detailed drainage study for Segment 1 prior to the final design for Segment 1 and submit it to FHWA with the first Progress Report due after finalization of the study under Article VI of this VRA.
- c) Before submittal to the Texas Transportation Commission for consideration, FHWA must review and approve any and all Final Requests for Proposal for Design-Build Contract, which include the specifications that would control the design parameters once the design-build contract is executed.

- d) For any portion of the NHHIP that is delivered by design-build method, TxDOT will require design-build contractors to abide by the same drainage design criteria that TxDOT will require for design-bid-build projects, in order to reduce the latitude of design-build contractors to deviate from drainage design parameters.
- e) As may be requested by Harris County Flood Control District (HCFCD) and mutually agreed upon by HCFCD and TxDOT, TxDOT will transfer maintenance responsibilities of certain drainage basins and channels to HCFCD within the State's right-of-way.
- f) As may be requested by HCFCD and mutually agreed upon by HCFCD and TxDOT, TxDOT will enter into funding, design, and construction, operations, and maintenance agreements for HCFCD to build and maintain drainage basins that would have a broader regional drainage benefit and would supplement and not impair the planned NHHIP drainage improvement.
- g) Contingent upon TxDOT receiving the necessary FHWA approvals for the NHHIP and upon mutual agreement between TxDOT and the City of Houston , TxDOT will enter into an Advanced Funding Agreement with the City in which TxDOT will provide \$20 million to the City for the design and construction of the north canal project.
- h) TxDOT will fund, design and construct its alternative for the south canal. Upon mutual agreement between TxDOT and the City, TxDOT would enter into the necessary agreements to permit the City to modify TxDOT's alternative for the south canal.
- i) TxDOT will collaborate with HCFCD as the NHHIP drainage improvements are being designed so that TxDOT can accommodate future planned improvements to be implemented by HCFCD.
- j) TxDOT will collaborate with HCFCD to identify locations to evaluate the design and construction of bridges in a manner that would accommodate improvements to the drainage channel while taking upstream and downstream channel impacts into consideration.
- k) TxDOT will collaborate with HCFCD and other governmental entities for the planning, design, construction, operations and maintenance of trails on the upper banks of the bayous that are crossed by the NHHIP (*see Exhibit A*). TxDOT will design, fund and construct trails that are within the State's right of way for the NHHIP and such trails would be operated and maintained by a third-party governmental entity and would not impair the primary drainage function of the bayous.
- l) TxDOT will collaborate with HCFCD to develop a process in which one party performs a peer review of the other party's proposed drainage improvement

projects in instances where one party's drainage design interfaces and influences the other party's drainage design.

#### **4. Air Quality Mitigation**

- a) TxDOT will ensure that air monitors in each segment will begin operating one year in advance of the commencement of construction on the corresponding segment.
- b) TxDOT will provide one air monitor in each segment and will monitor for the same pollutants in Segment 1 as those as described in the FEIS and ROD for air monitors in Segments 2 and 3.
- c) TxDOT will continue to consult with the experts it has retained to assist with air monitoring and air monitor siting on an as needed basis as the air monitoring plan is implemented in each Segment.
- d) TxDOT will include a report on implementation of this paragraph in the Progress Reports required by Article VI of this VRA.

#### **5. Structural Caps**

The NHHIP recommended alternative provides for structural caps in four areas of the project. The structural caps provide an exciting opportunity for third party collaboration with TxDOT on the full integration of transportation infrastructure in an urban environment. Such collaboration allows for the development of partnerships between TxDOT, governmental entities and stakeholders and anticipates the creation of new spaces for community gathering and recreational use.

- a) TxDOT will design and construct a structural cap along the following:
  - i. IH 69 that is located to be centered on and carrying both the METRO light rail Red Line and Fannin Street over the interstate main lanes;
  - ii. IH 69 that is located to be centered on and carrying both Caroline Street and Wheeler Avenue, including their intersection over the interstate main lanes;
  - iii. The parallel alignments of IH 69 and IH 45 that is bounded by Lamar Street and Commerce Street and carrying Lamar Street, McKinney Street, Walker Street, Rusk Street, Capitol Street, METRO's Purple and Green Lines, Texas Avenue, Preston Street, Congress Street, Franklin Street and Commerce Street over the main lanes of both interstates and, New Hamilton Street over the IH 69 southbound main lanes and IH 45 southbound main lanes; and
  - iv. IH 45 that is located to be centered on and carrying North Main Street, the southbound frontage road and the northbound frontage road over the interstate main lanes and managed lanes.
- b) During design, TxDOT will consult with:

- i. METRO to integrate existing and planned transit across and surrounding each cap; and
  - ii. The City for bicycle and pedestrian transportation across each cap.
- c) TxDOT will fund the design, construction, operations and maintenance of the following elements of the structural caps as described in item (a):
  - i. Foundations for the structural caps to support the structural capacity needed to carry the roads and light rail facilities;
  - ii. The beams that provide the structural capacity needed to carry the roads and light rail facilities;
  - iii. The drainage elements that meet the applicable drainage criteria to convey stormwater runoff for the roads, light rail facilities, and interstates;
  - iv. The applicable ventilation system for the interstates; and
  - v. The applicable interior lighting and, fire and life safety systems for the interstates.
- d) In instances where a third party proposes to fund the design, construction, operations and maintenance of amenities to be integrated into the structural caps as described in item (a), TxDOT will collaborate with such third party by analyzing and providing the baseline structural loading calculations of the applicable elements in item (c) that could accommodate proposed third-party amenities without modification to the applicable elements in item (c).
- e) In instances where a third party proposes to fund the design, construction, operations and maintenance of amenities to be integrated into the structural caps as described in item (a), TxDOT will collaborate with such third party by analyzing and determining the additional amount of structural load calculations beyond the baseline calculations for the applicable elements in item (c) that would be needed to accommodate proposed third-party amenities.
- f) In instances where a third party proposes to fund the design, construction, operations and maintenance of amenities to be integrated into the structural caps as described in item (a) that exceed the baseline structural load calculations of any element in item (c), TxDOT will collaborate with such third party to determine the design, construction, maintenance and operation cost increase calculations necessary to modify the applicable baseline elements in item (c) to handle the additional amount of structural loads as calculated in item (e). Such design, construction, maintenance and operation cost increases would be third-party funded.

- g) TxDOT will establish a work group with other governmental entities to explore federal funding sources that would be eligible for third party design and construction of amenities to be integrated with the proposed structural caps.
- h) TxDOT will assist in identifying federal funding grant opportunities or other sources and required non-state match funding to design and construct open space amenities to be integrated with the proposed structural caps.
- i) TxDOT will provide engineering assistance for third party development of amenities to be integrated with the proposed structural caps.
- j) Upon mutual agreement, TxDOT will enter into agreements with other governmental entities for TxDOT to incorporate into its construction plans the design of third-party funded amenities that may be integrated into the proposed structural caps either with or after the completion of the accompanying interstate project.
- k) Upon mutual agreement, TxDOT will enter into agreements with other governmental entities for their operations and maintenance of amenities that may be integrated into the proposed structural caps either with or after the completion of the accompanying interstate project.

## **6. Parks, Open Space, Trails, and Pedestrian and Bicycle Facilities**

The NHHIP provides a once in lifetime opportunity to expand facilities for active transportation. Through close coordination with local agencies and stakeholders, the project will add trails and increase space for off-street pedestrian and cyclist paths within the project limits. These project elements improve the safety of active transportation users.

- a) TxDOT will provide design resources to assist third parties in the development of a map of potential new trail links within both the existing right-of-way and proposed right-of-way and connections terminating outside the state's proposed right-of-way.
- b) To the extent feasible, TxDOT will design the NHHIP to accommodate the City of Houston's bike plan ([Implementation – Houston Bikeways \(houstonbikeplan.org\)](https://www.houstonbikeplan.org/)).
- c) TxDOT will fund, design, and construct new trails that are feasible within the state's right-of-way for the NHHIP. Upon mutual agreement, TxDOT will enter into agreements with a third party for the third party to maintain and operate such trails.
- d) TxDOT will work with third parties to identify funding to design and construct trail links outside of the state's right-of-way.

- e) TxDOT will reconnect Andrew Street over the proposed Downtown Connectors in Fourth Ward on the west side of downtown. The Andrew Street reconnection will be a pedestrian-bike only crossing.
- f) TxDOT has determined that maintaining the Cleburne Street connection across I-69 in Third Ward is feasible and will seek stakeholder and public input to retain this connection as part of the NHHIP.
- g) TxDOT will fund, design and construct a combination of a buffer and pedestrian sidewalk and bike path, commonly referred to as the pedestrian-bike realm, on all local streets that cross either over or under a highway facility of the NHHIP.
- h) Upon mutual agreement with the Houston Housing Authority, TxDOT will address the mitigation for the loss of open space resulting from the partial acquisition of Kelly Village. TxDOT commits to a 1:1 replacement of open space area within the remaining Kelly Village property and will replace all recreational facilities and elements located within the open space area that will be impacted by the Project.
- i) In conjunction with its commitment to supporting affordable housing initiatives as described in Article IV.2.f, TxDOT commits to provide \$1.5 million to the City of Houston Parks and Recreation Department for the development or rehabilitation of park facilities and amenities in City parks located in the vicinity of the project. Prior to the City's use of the committed funds, TxDOT will coordinate with the City of Houston to seek public input on how best to allocate and apply the committed funds. After obtaining such public input, the City must request and obtain concurrence from TxDOT before implementing any resulting projects.
- j) TxDOT will evaluate potential alternative pedestrian/bicycle routes to address the loss of the existing North Street bridge crossing over IH 45 between Greater Heights and Near Northside. TxDOT will provide this evaluation to FHWA in the next Progress Report after the evaluation is completed.
- k) The Emancipation National Historic Trail Study Act, sponsored by Congresswoman Sheila Jackson Lee and passed in January 2020, amended the National Trails System Act (16 U.S.C. 1244(c)) by adding the Emancipation National Historic Trail (Emancipation Trail).<sup>2</sup> The proposed Emancipation Trail "extend[s] approximately 51 miles from the Osterman Building and Reedy Chapel in Galveston, Texas, along Texas State Highway 3 and Interstate Highway 45 North, to Freedmen's Town, then to Independence Heights and Emancipation Park in Houston, Texas, following the migration route taken by newly freed slaves and other persons of African descent from the major 19th century seaport

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<sup>2</sup> Emancipation National Historic Trail Study Act, Pub. L. No. 116-111, § 2, 8 Stat. 134 (2020).

town of Galveston to the burgeoning community of Freedmen's Town, located in the 4th Ward of Houston, Texas.”<sup>3</sup>

- i. TxDOT will assist with federal efforts to develop the Emancipation Trail and will evaluate the feasibility of accommodating trail links within the state’s right-of-way within the project limits. The estimated completion date of the study is Fall of 2023.<sup>4</sup> A map showing the draft routes of the Emancipation National Historic Trail is attached to this Agreement as Exhibit B.<sup>5</sup>
- ii. TxDOT will accommodate proposed designated trail links that result from the Emancipation National Historic Trail Study to the extent such proposed trail links are feasible within the state’s right of way for the NHHIP.
- iii. TxDOT will place signage and historical marks within the State’s right of way for the NHHIP for the proposed designated trail links that result from the Emancipation National Trail Study to extent such placement is feasible.
- iv. The reconnection of Andrews Street by the NHHIP over the proposed downtown connectors would accommodate the Emancipation Trail within the project limits. The reconnection of Andrews Street by the NHHIP is proposed to be a pedestrian-cyclist only bridge.
- v. The proposed pedestrian-bike realm on Alabama Street, Elgin Street, Tuam Street, McGowen Street and Cleburne Street as part of the NHHIP will enhance accessibility to Emancipation Park which is outside and one block away from the project boundary.
- vi. TxDOT will participate in the National Park Service’s feasibility study for the Emancipation National Historic Trail Study to share how the NHHIP pedestrian-bike realm can complement the potential study outcomes and any other transportation-related aspects of the Emancipation National Historic Trail.
- vii. Upon mutual understanding with the Descendants of Olivewood Inc., TxDOT will provide assistance with applying and submitting the Olivewood Cemetery for listing in the National Register of Historic Places.

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<sup>3</sup> *Id.* See also *Emancipation National Historic Trail Feasibility Study*, National Park Service, <https://parkplanning.nps.gov/projectHome.cfm?parkID=456&projectID=95793>.

<sup>4</sup> *Emancipation National Historic Trail Feasibility Study Newsletter*, National Park Service, <file:///C:/Users/JGray1/Downloads/Emancipation%20Newsletter%20Final.pdf>.

<sup>5</sup> *Maps – Draft Routes Under Study – Emancipation National Historic Trail Feasibility Study*, National Park Service, <https://parkplanning.nps.gov/document.cfm?parkID=456&projectID=95793&documentID=111157>.

## **7. Access During Construction**

TxDOT is committed to ensuring safe access to schools and reducing impacts to public transit, pedestrian, and bike access within the project area throughout the construction phase. TxDOT will continue to communicate with schools, parents, neighborhood and community stakeholders, and METRO regarding the construction schedule to ensure continued safe pedestrian, bike and transit access during construction of the Project.

### **a) School access during construction:**

- i. In order to ensure that pedestrian and bike access to schools is maintained during construction, during the detailed design phase TxDOT will develop plans for traffic control detours of pedestrian and cyclist movements, as depicted in Exhibit C, showing the locations of schools adjacent to the project footprint, existing routes traveled by children to these schools, routes during construction, and the anticipated finished condition of pedestrian and cyclist routes after construction on the project is completed.
- ii. Where construction of the Project will require pedestrian and bicycle detour routes to maintain access to schools, TxDOT commits to bring such designated detour routes up to current standards prior to beginning the associated construction in order to ensure that students, staff, and the public continue to have safe and accessible pedestrian and bicycle paths of travel to those schools.
- iii. TxDOT will design and direct its contractor to maintain non-circuitous sidewalks to maintain safe pedestrian and cyclist access to schools during and after construction.
- iv. TxDOT will work directly with schools to develop parent and school bus drop-off and pick-up routes, direct TxDOT contractors to maintain the safe operations of these routes during construction, and inform decisions about appropriate detour routes with the goal of safety and minimizing increased commute times.
- v. TxDOT will maintain communication with school officials for the design of access accommodations during the construction phase.
- vi. TxDOT will provide an ombudsman for the schools to communicate concerns that arise during construction to TxDOT in order for timely resolution of concerns.
- vii. During construction, TxDOT will establish and maintain a public website to inform the public about bicycle and pedestrian access. The website will include maps and ways to contact the ombudsman.

- b) Transit access during construction:
  - i. TxDOT will obtain METRO's review and comment of the construction work phasing and sequencing of light rail facilities and operations that are impacted by construction.
  - ii. TxDOT will obtain METRO's review and comment in instances where a bus stop needs to be temporarily relocated during construction.
- c) Traffic management during construction:
  - i. TxDOT has established the Innovative Traffic Steering Committee, consisting of local government representatives and other stakeholders, to gather input in advance of the project on potential traffic phasing and mitigation activities to minimize adverse impacts of construction. TxDOT will coordinate with this Committee to identify and pursue Federal funds to support such activities and will incorporate the input into the construction plan when feasible to effectively manage mobility.
  - ii. TxDOT will provide fourteen (14) calendar days public notices of bus and light rail service disruptions due to construction activities.
  - iii. TxDOT will post notices of bus and light rail service disruptions on the project website.

## **8. Meaningful Access for Persons with Limited English Proficiency (LEP)**

The purpose of this provision is to ensure that TxDOT fully complies with Title VI meaningful access requirements on the Project. TxDOT commits to the specified actions listed in this provision with respect to all individuals with LEP who need or request language assistance services, which include interpretation and translation. Specifically, TxDOT is committed to communicating clearly and thoroughly with all affected individuals about projects from the beginning of scoping through the end of construction. This commitment includes providing ready and accurate language assistance services to those individuals who need or request it at no cost. Additionally, TxDOT commits to ensuring that individuals with LEP are provided with timely language assistance services throughout the right-of-way acquisition and relocation process for the NHHIP. TxDOT further commits to develop or update internal LEP policies, plans, and training for staff and consultants as specified in this provision in order to ensure that language assistance services are adequately provided and documented on future projects. To effectuate these commitments, in addition to the specific required actions below, the Parties will negotiate and finalize an updated TxDOT Language Assistance Plan and Policy, consistent with the U.S. Department of Justice's 2002 LEP guidance on updating recipient LEP plans, within one year of the effective date of this Agreement. TxDOT will first conduct a language access self-assessment to evaluate and improve its current language access program and ensure

that the Language Assistance Plan, Policy, and related procedures are consistent with Title VI.

- a) TxDOT will implement its language access program in accordance with Title VI and DOT regulations and consistent with Title VI guidance issued by DOT, in addition to the actions required by this section.
- b) TxDOT will not rely solely on the use of automatic translation services to translate vital print or digital communications.
- c) TxDOT will document, track, and monitor the LEP needs of anyone still to be displaced, including displaced residential owners, residential tenants, business owners, and business tenants.
- e) TxDOT will make language assistance services available in a timely way for relocation and acquisition activities. If language assistance services are delayed such that individuals with LEP are not receiving the information, benefits, or other aspects of the relocation and acquisition activities on a timeframe consistent with individuals with non-LEP, then TxDOT will document in the Progress Reports as required by Article VI of this VRA instances where the delivery of language assistance services were delayed. Such documentation will also include the circumstance(s) for the delay, when the requested language assistance services were actually provided, and whether the delay resulted in the person with LEP being limited in their access to, or missing, any deadlines, benefits, or other important aspects of the program.
- f) TxDOT will document future interactions between TxDOT's resource providers and relocation contractors and persons with LEP, including, but not limited to: the person's name, the specific language(s) and dialects needed, how spoken and written language needs are identified, date language assistance services are requested, date language assistance services are provided, and how language assistance services were provided to that person.
- g) No later than 45 calendar days after signing this VRA, TxDOT will provide to FHWA for review and comment a Standard Operating Procedure (SOP) for TxDOT resource providers, relocation contractors, and TxDOT staff that describes the roles and responsibilities for each regarding interactions with persons with LEP. The SOP will include procedures for documentation, communication, notice of free language assistance services to persons with LEP, language access complaints, and issue resolution. FHWA shall provide comments within 15 calendar days of receipt of the TxDOT SOP. Within 30 days of receipt of FHWA's comments, TxDOT and FHWA will resolve outstanding comments.
- h) In situations where individuals with LEP prefer to bring interpreters of their choosing, after they are told that TxDOT can provide a competent interpreter at

no cost, TxDOT will have an agency-sponsored interpreter present to ensure accuracy and completeness of the information presented.

- i) TxDOT will ensure that LEP service resources and relocation contractors provide all translated relevant documents and materials, including but not limited to legal documents, in the displacee's preferred language prior to requesting signatures or other legal commitments from the displacee.
- j) Within 120 calendar days of signing this VRA, TxDOT will develop and conduct LEP training for relevant staff, contractors, and anyone providing language assistance services related to the NHHIP on TxDOT's behalf regarding the implementation of the agency's written language assistance plan. The training will include, but not be limited to, language access requirements, the roles and responsibilities of consultants, documentation, and communication. The training will be reviewed and updated when the SOP required under this VRA is completed, and as needed at least every other year. TxDOT will report on the training materials provided and the number of TxDOT staff, contractors, or others trained in the Progress Reports required by VRA Article VI.
- k) Within 120 days of signing this VRA, TxDOT will conduct a survey to identify displaced residents and businesses who have already been relocated under the Project in order to assess the sufficiency of translation, interpretation, and other language assistance services. Based on the results of that survey, TxDOT will notify, both verbally (by phone or in person) and in writing in the respondent's preferred language, those who responded that they did not receive sufficient language assistance services that they have the right to supplemental language assistance services, and TxDOT will provide such supplemental language assistance services to those respondents who request them. Within 60 days of signing this VRA, TxDOT will provide to FHWA a draft survey of displaced residents and businesses. FHWA will provide comments back to TxDOT within 15 days of receipt of the draft survey. Within 15 days after receiving FHWA's comments, TxDOT and FHWA will resolve all comments and finalize the survey. Within 90 days of identifying through the survey those displaced residents and businesses who requested supplemental language assistance services, TxDOT will provide such identified displacees with remedial assistance to reduce the potential for any disparate impacts. Beginning 150 days after signing this VRA, TxDOT will provide a report to FHWA on its efforts detailing its compliance with this provision every 60 days until the provision of supplemental LEP services to all who request them and any additional activities resulting therefrom are completed.
- l) TxDOT shall provide competent language assistance services to any person who had been identified as needing language assistance services or otherwise requesting language assistance services to ensure contemporaneous interpretation during all public engagement opportunities. Language assistance services will be

made available proactively, at no cost, and in a timely manner for that engagement to support the facilitation of meaningful public engagement.

## **V. Section 508 Compliance**

TxDOT will submit all required plans, reports, and other information required by this VRA in a format that complies with the Information and Communication Technology Accessibility Standards under Section 508 of the Rehabilitation Act of 1973 (available at [Revised 508 Standards and 255 Guidelines \(access-board.gov\)](#)).

## **VI. Progress Reports**

Beginning 180 days after signing the VRA and every 180 days thereafter, TxDOT will submit a Progress Report to FHWA detailing the implementation of TxDOT required actions under Article IV of this VRA. Each Progress Report must include an update on all required TxDOT Actions: Reducing the NHHIP Footprint During Detailed Design; Displacements, Relocations, Housing, and Other Community Impacts; Flooding; Air Quality Mitigation; Structural Caps; Parks, Open Space, Trails, Pedestrian and Bicycle Facilities; Access During Construction; and Meaningful Access for Persons with Limited English Proficiency (LEP). The Progress Reports must include any required information specified in this Agreement as outlined in Exhibit D. TxDOT will submit all Progress Reports and any other information required by the VRA to the FHWA Texas Division Office. TxDOT and FHWA will agree on the Progress Report format prior to submission of TxDOT's first required report. FHWA will review and provide timely comments on each progress report to TxDOT.

## **VII. Progress Meetings**

Each year, TxDOT and FHWA shall meet at least once to discuss the progress of the implementation of this VRA.

## **VIII. Abeyance**

The FHWA will hold in abeyance further actions regarding the complaints filed in the matter (described above) during the performance of this Agreement. At any time, should TxDOT not perform, or ensure performance, under this Agreement, FHWA will notify TxDOT as stated in Article IX of this VRA.

## **IX. Enforcement**

TxDOT agrees to implement the provisions of this VRA according to the timelines in this agreement as summarized in Exhibit D. If TxDOT, through its actions or inaction, fails to implement any part of this VRA or fails to cooperate with FHWA documentation and information requests, FHWA may invoke its authority pursuant to 49 C.F.R. § 21.13, et seq., for failure or threatened failure to comply with Title VI of the Civil Rights Act of 1964. If at any time FHWA makes such a determination, then FHWA shall notify TxDOT in writing. The notice shall include a statement of the basis for FHWA's determination and shall allow TxDOT thirty (30) days to either; (a) explain in writing the

reason for the actions and describe the remedial actions that have been or shall be taken to achieve compliance with this Agreement or (b) dispute the accuracy of FHWA's findings. If TxDOT does not respond to the notice, or if, upon review of TxDOT's response, FHWA determines that TxDOT has not complied with the terms of the Agreement, FHWA may pursue remedies authorized by law, including, but not limited to, issuing a Letter of Finding regarding the Title VI complaints described in Article I of this VRA, the withholding of Federal highway funds, and referral to the Department of Justice for enforcement action. 49 C.F.R. § 21.13(a); 28 C.F.R. § 42.413(c).

FEDERAL HIGHWAY ADMINISTRATION



Shailen P. Bhatt

Administrator

Dated: 3-6-2023

TEXAS DEPARTMENT OF TRANSPORTATION



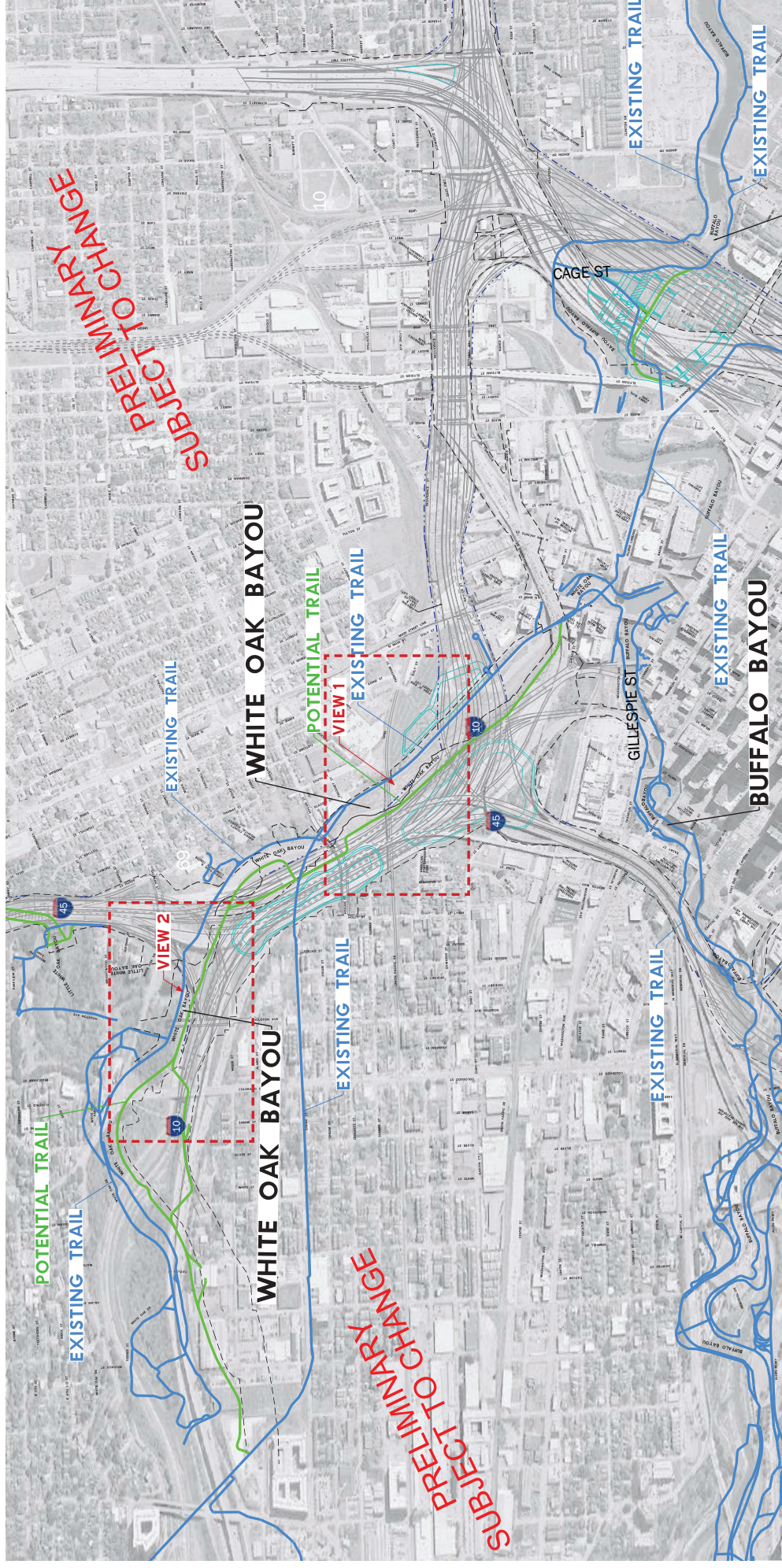
Marc D. Williams, P.E.

Executive Director

Dated: 3-3-2023

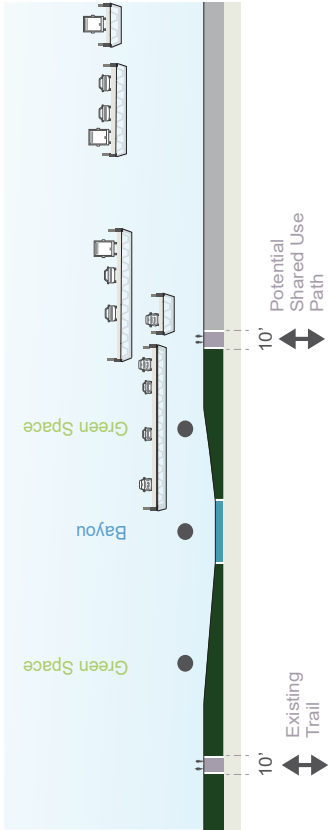
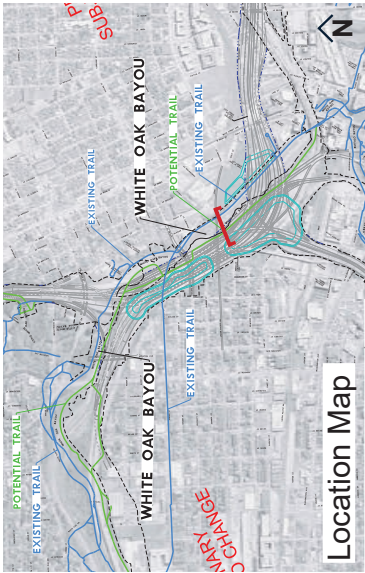
**Exhibit A**  
**Bayou Trail Maps**

# WHITE OAK BAYOU TRAILS

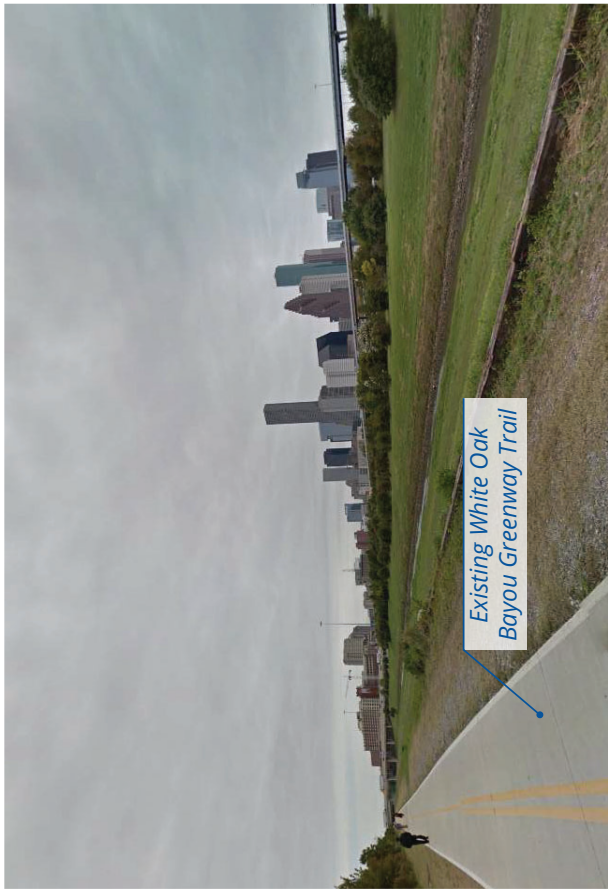


## Existing and Potential Trails

# WHITE OAK BAYOU TRAILS



Proposed Section View Looking South



Existing Condition

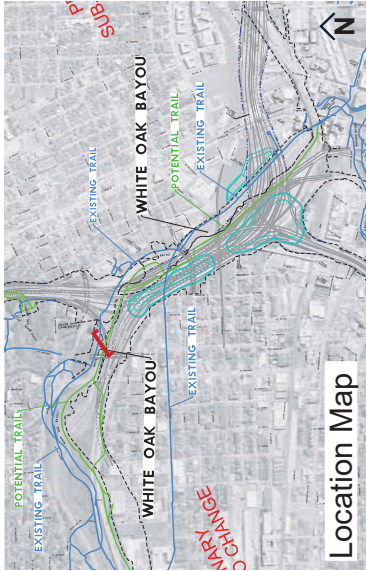


Proposed Condition

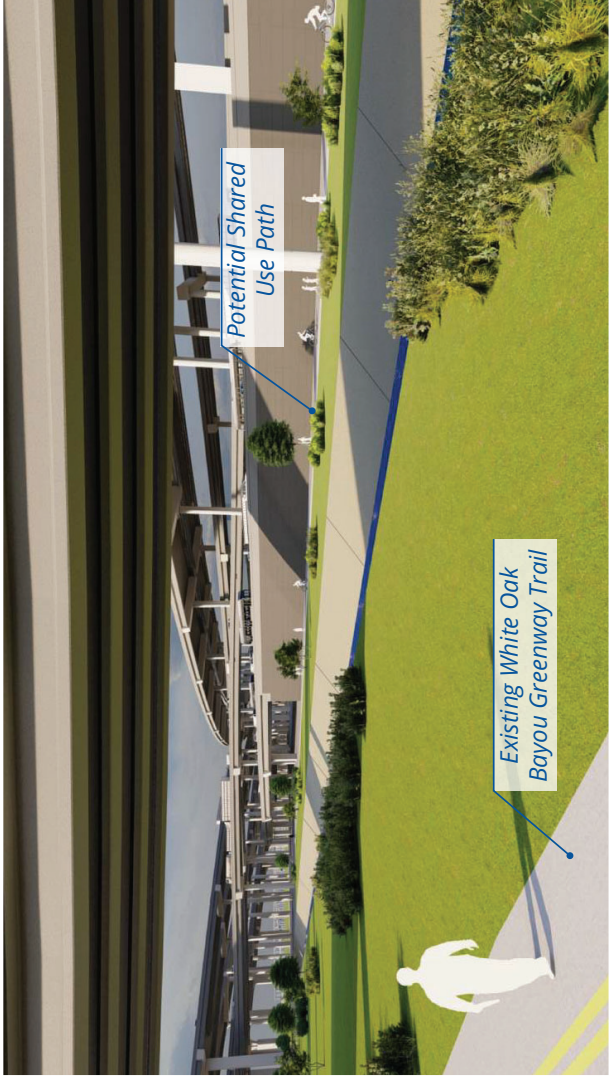
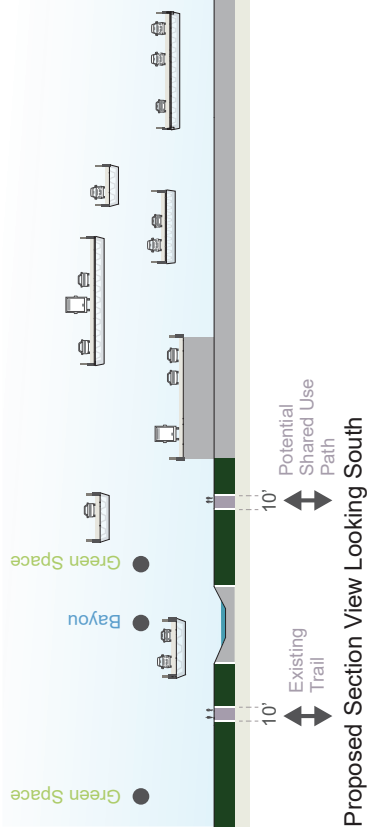
NOT TO SCALE

## Views Looking South on Existing Trail (View 1)

# WHITE OAK BAYOU TRAILS



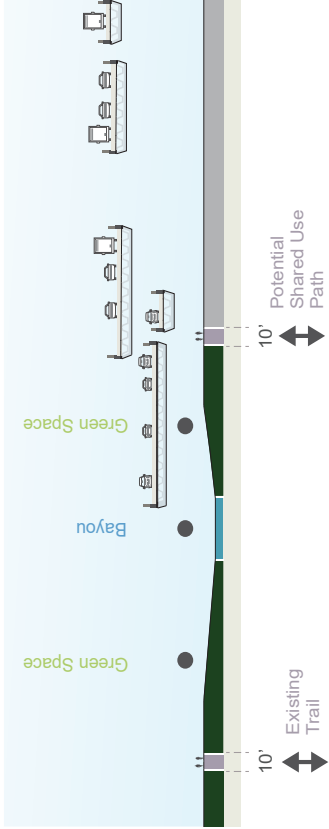
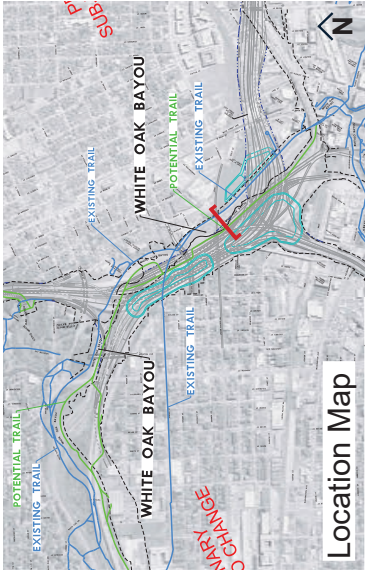
Existing Condition



Proposed Condition

NOT TO SCALE

# WHITE OAK BAYOU TRAILS



Proposed Section View Looking South

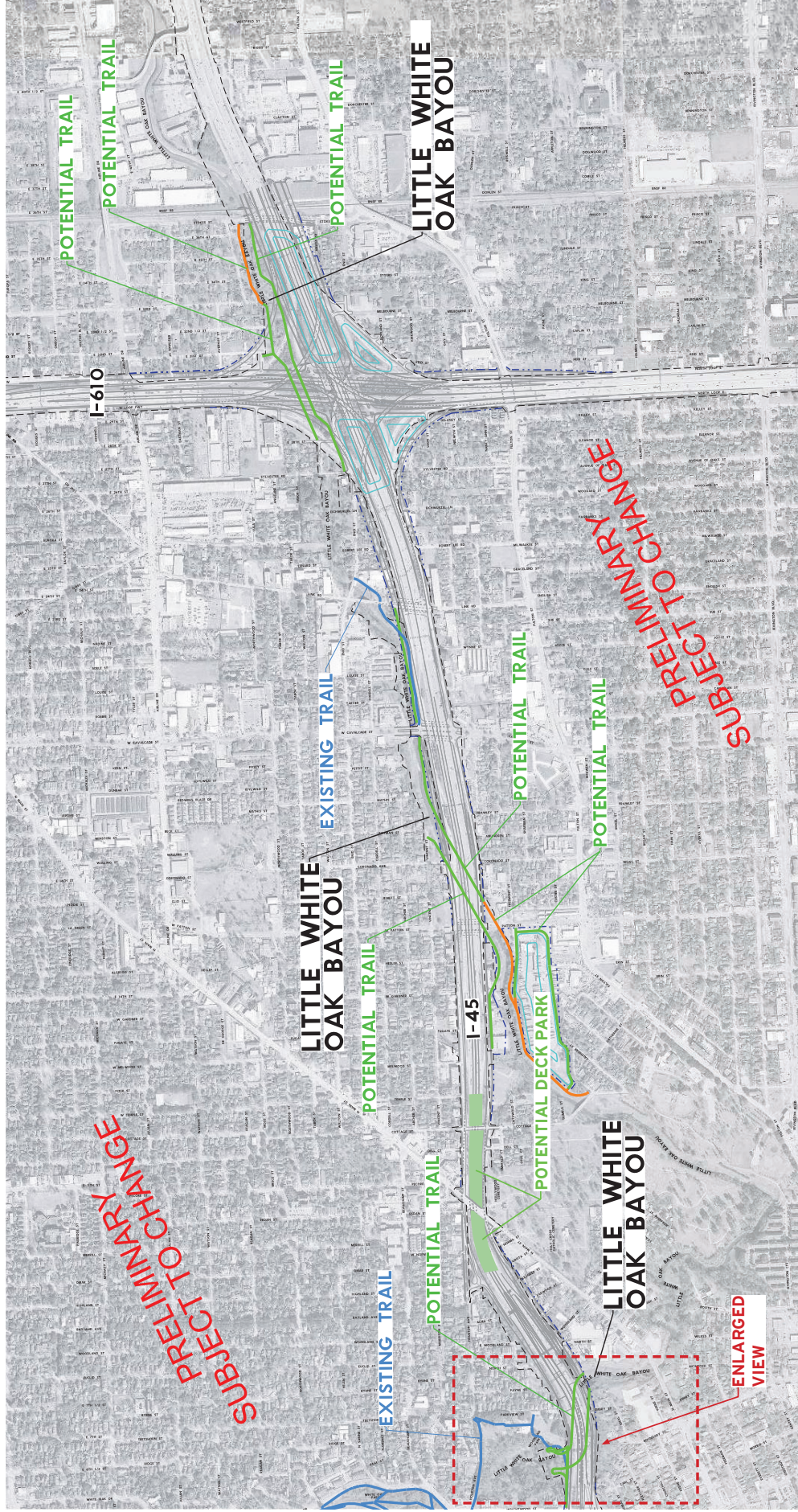


Proposed Condition

NOT TO SCALE

## Views Looking South on Proposed Trail

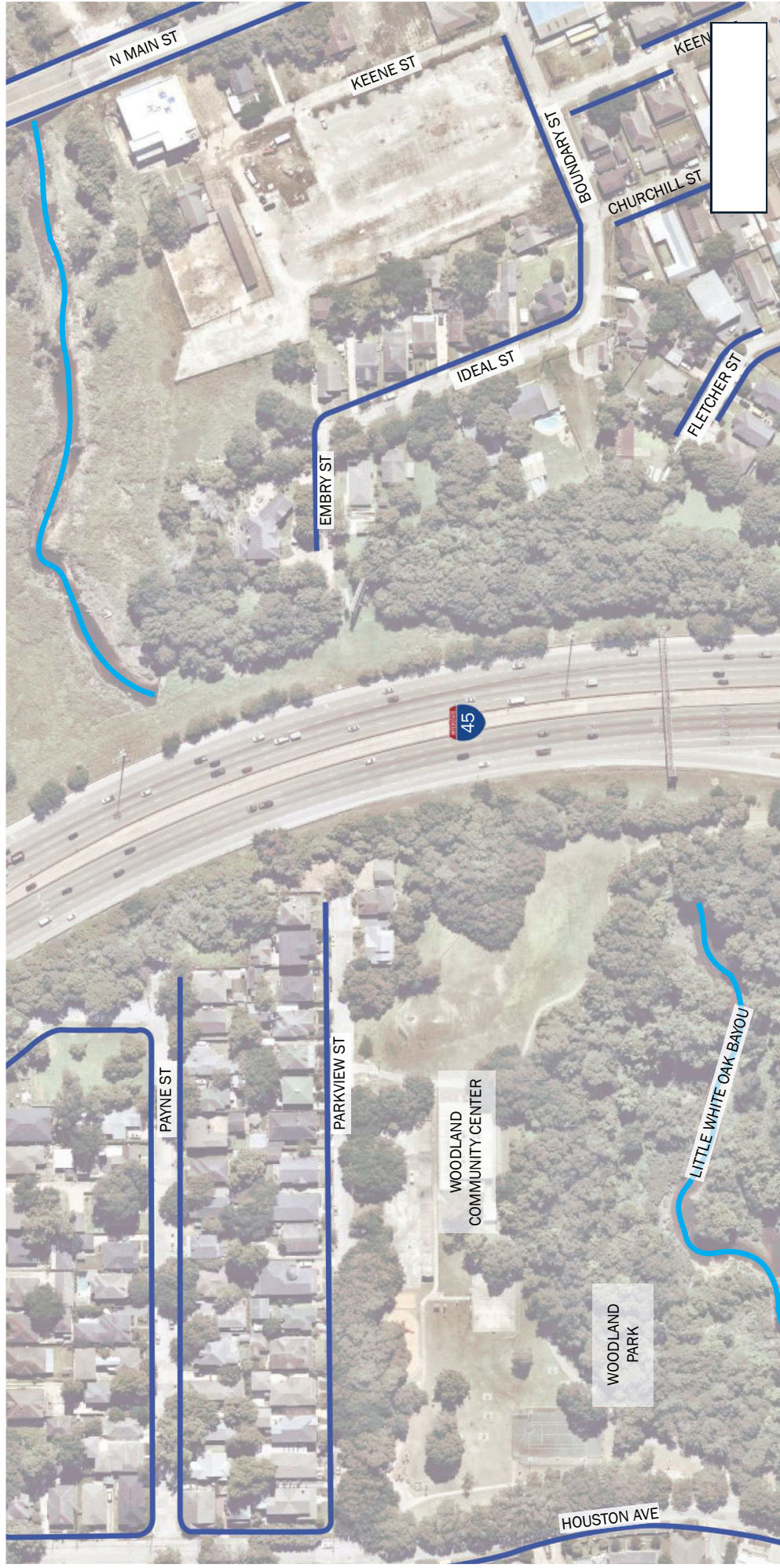
# LITTLE WHITE OAK BAYOU TRAILS



Existing Trail To Remain    Potential Trail By TxDOT    Potential Trail By Others (Outside TxDOT ROW)    Potential Pond    **NOT TO SCALE**

## Site Overview

# LITTLE WHITE OAK BAYOU TRAILS

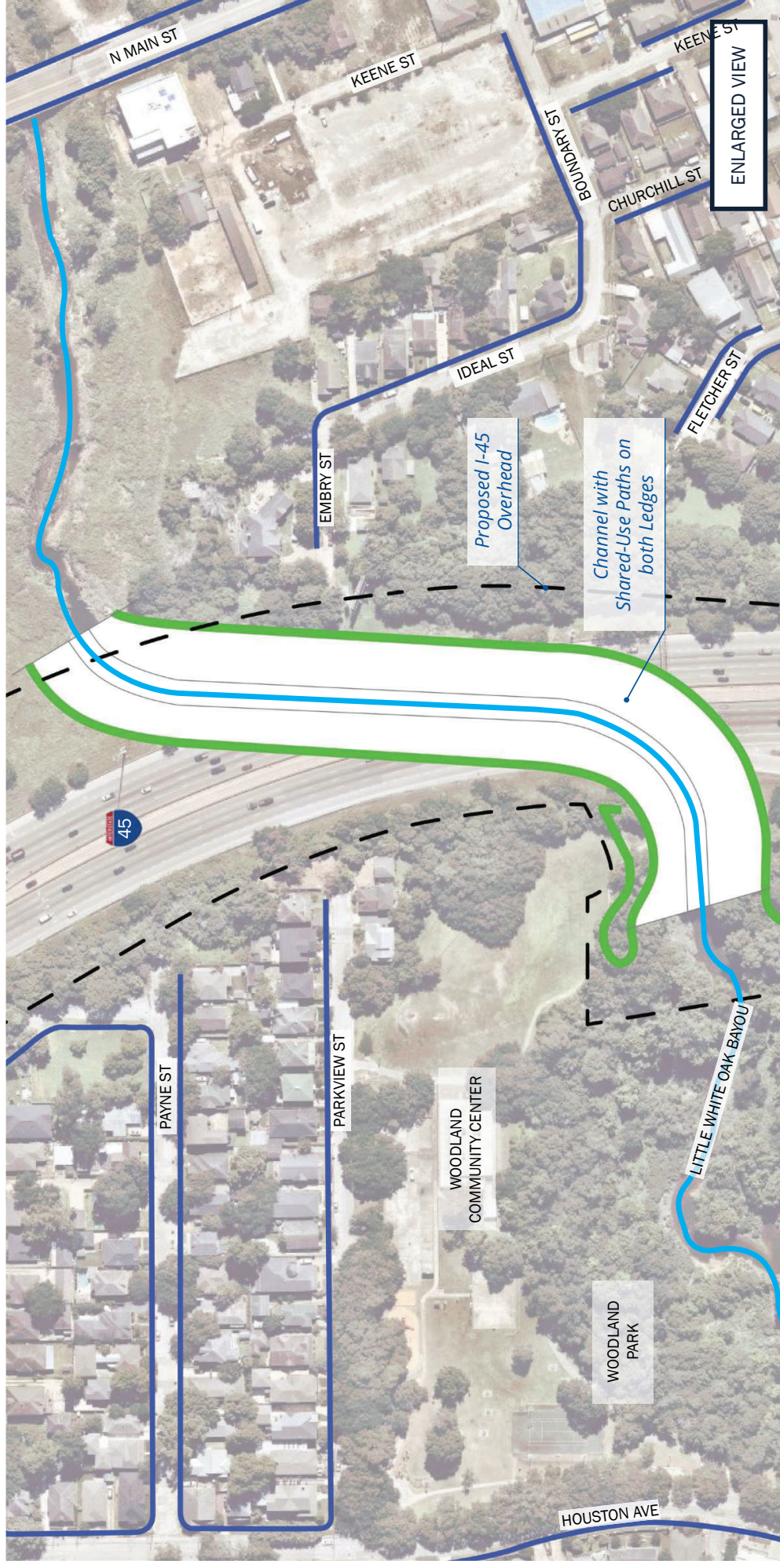


Existing Pedestrian Circulation

NOT TO SCALE

## Site Analysis - Existing

# LITTLE WHITE OAK BAYOU TRAILS

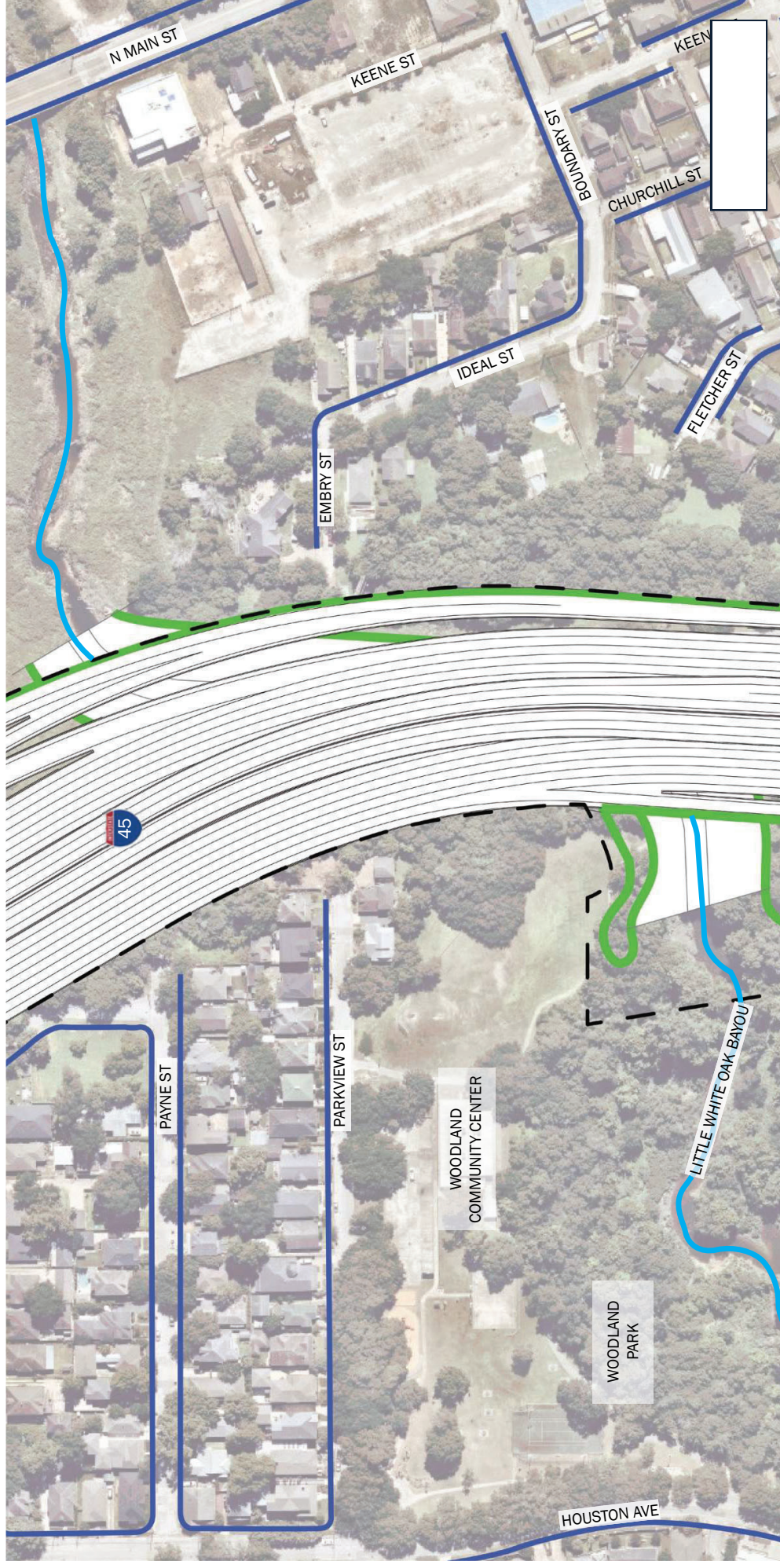


Existing Pedestrian Circulation  
Proposed Pedestrian Realm

NOT TO SCALE

## Site Analysis - Proposed

# LITTLE WHITE OAK BAYOU TRAILS

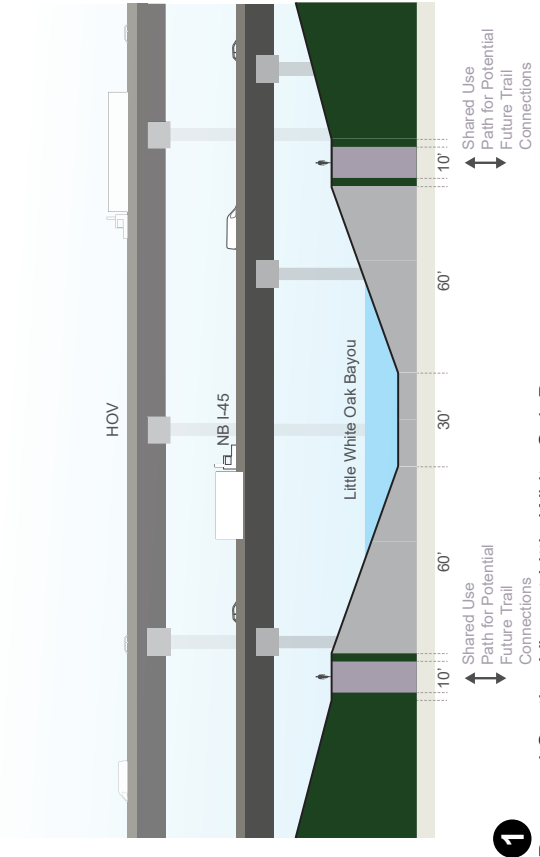
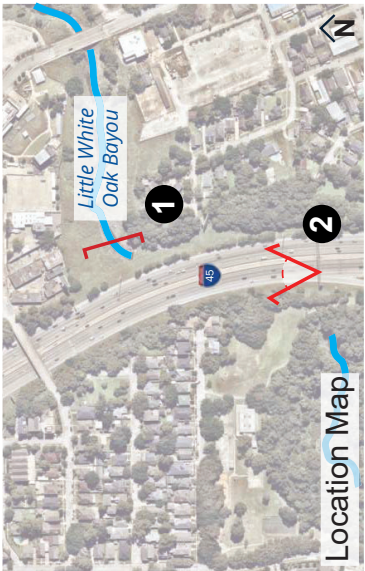


Existing Pedestrian Circulation  
Proposed Pedestrian Realm

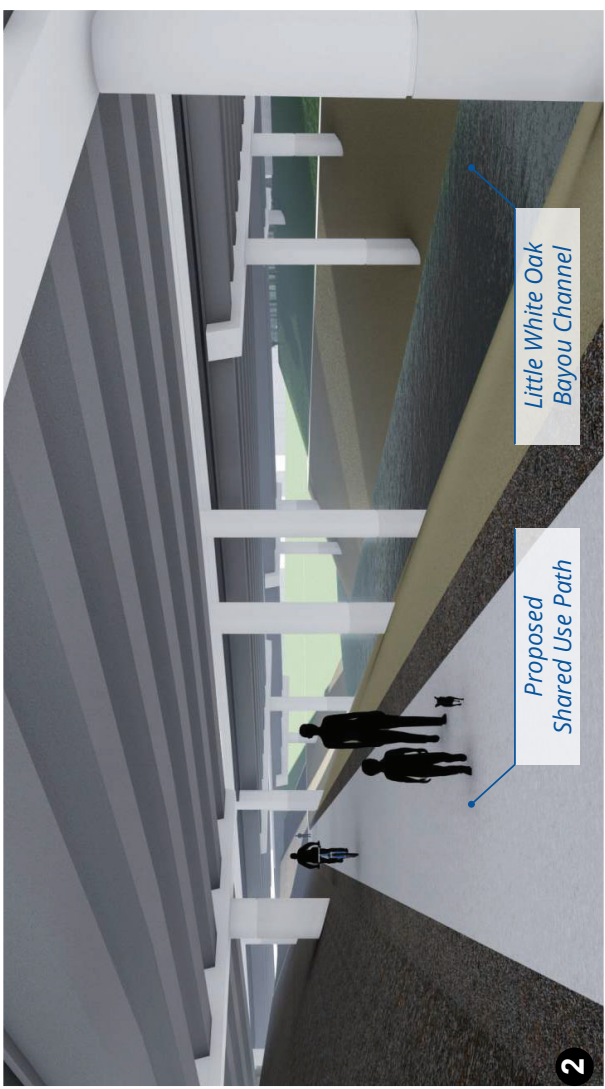
NOT TO SCALE

## Site Analysis - Proposed

# LITTLE WHITE OAK BAYOU TRAILS



**1** Proposed Section View at Little White Oak Bayou Looking North



Proposed I-45 over Little White Oak Bayou

NOT TO SCALE

## Views Looking Northeast at Little White Oak Bayou

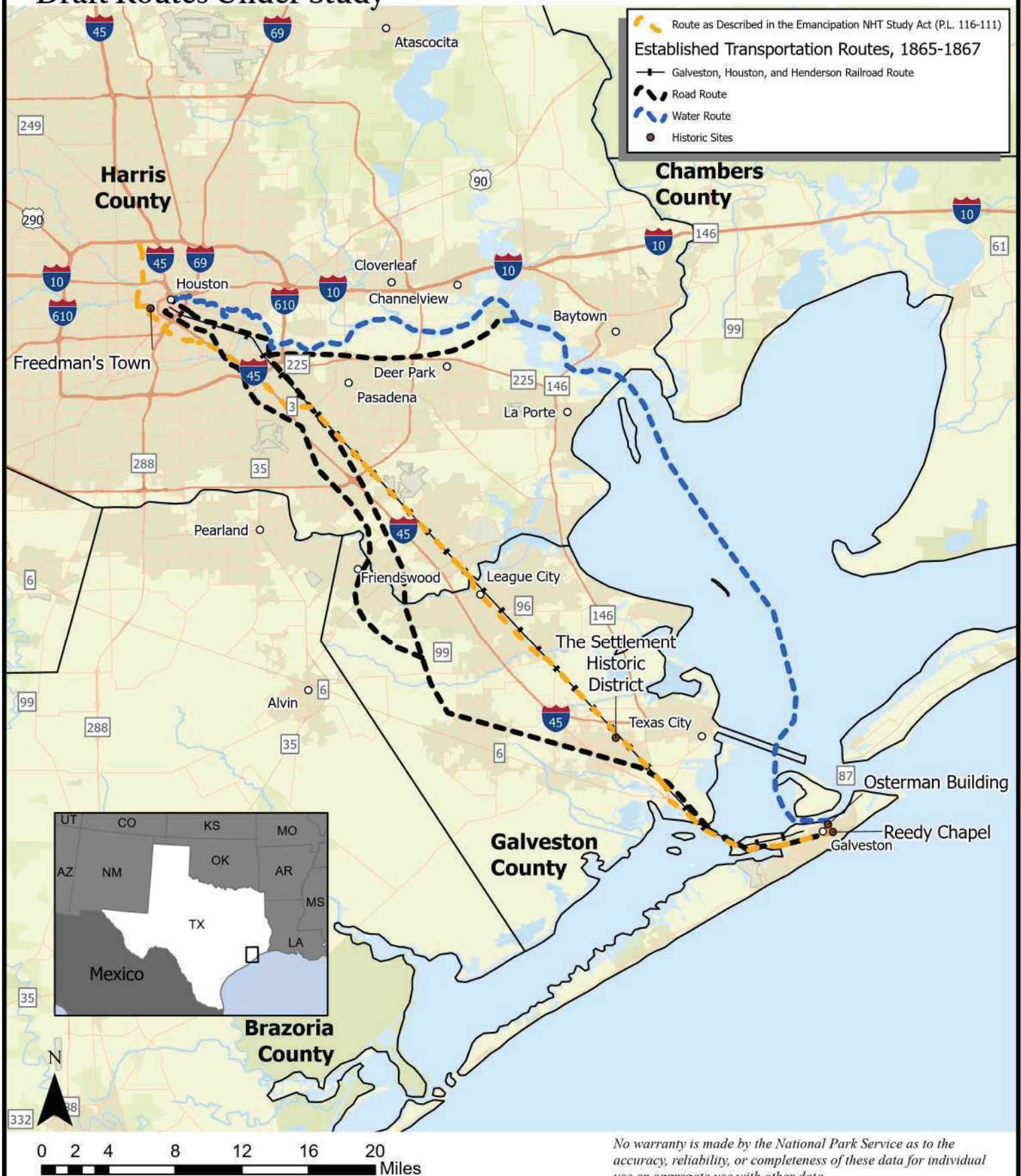
**Exhibit B**

**Emancipation Trail Study Map**



# Emancipation National Historic Trail (NHT) Feasibility Study

## Draft Routes Under Study



Produced by National Trails - National Park Service

12 March 2021

No warranty is made by the National Park Service as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.

**Exhibit C**

**Pedestrian/Bicycle Routes to Schools Map**

# ALDINE SCHOOL COMPLEX



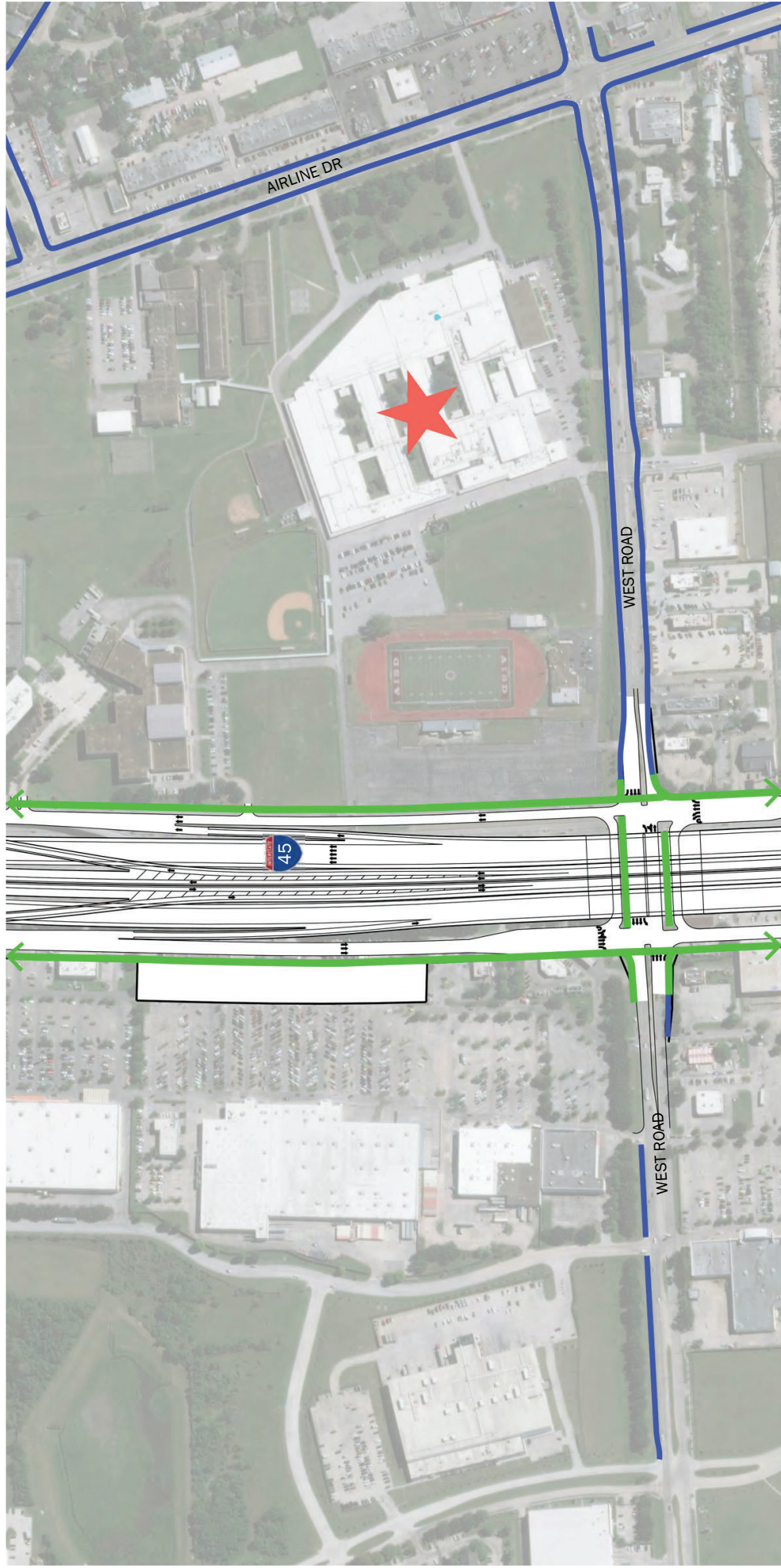
Existing Pedestrian Circulation

★ Aldine High School

↑ NOT TO SCALE

## Site Analysis - Existing

# ALDINE SCHOOL COMPLEX



Existing Pedestrian Circulation  
Proposed Pedestrian Realm

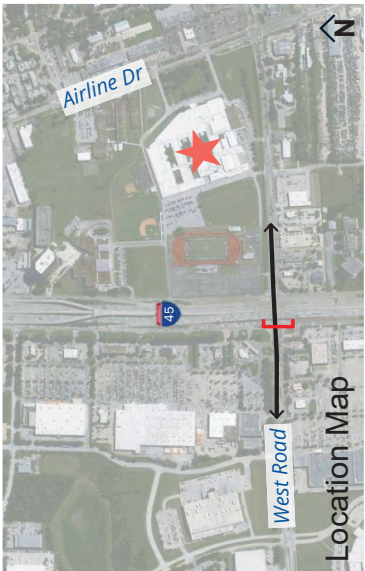


Aldine High School

NOT TO SCALE

## Site Analysis - Proposed

# ALDINE SCHOOL COMPLEX

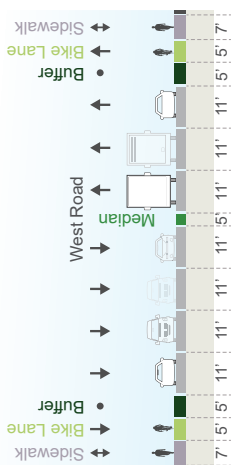


Existing I-45 and West Road



Proposed I-45 and West Road

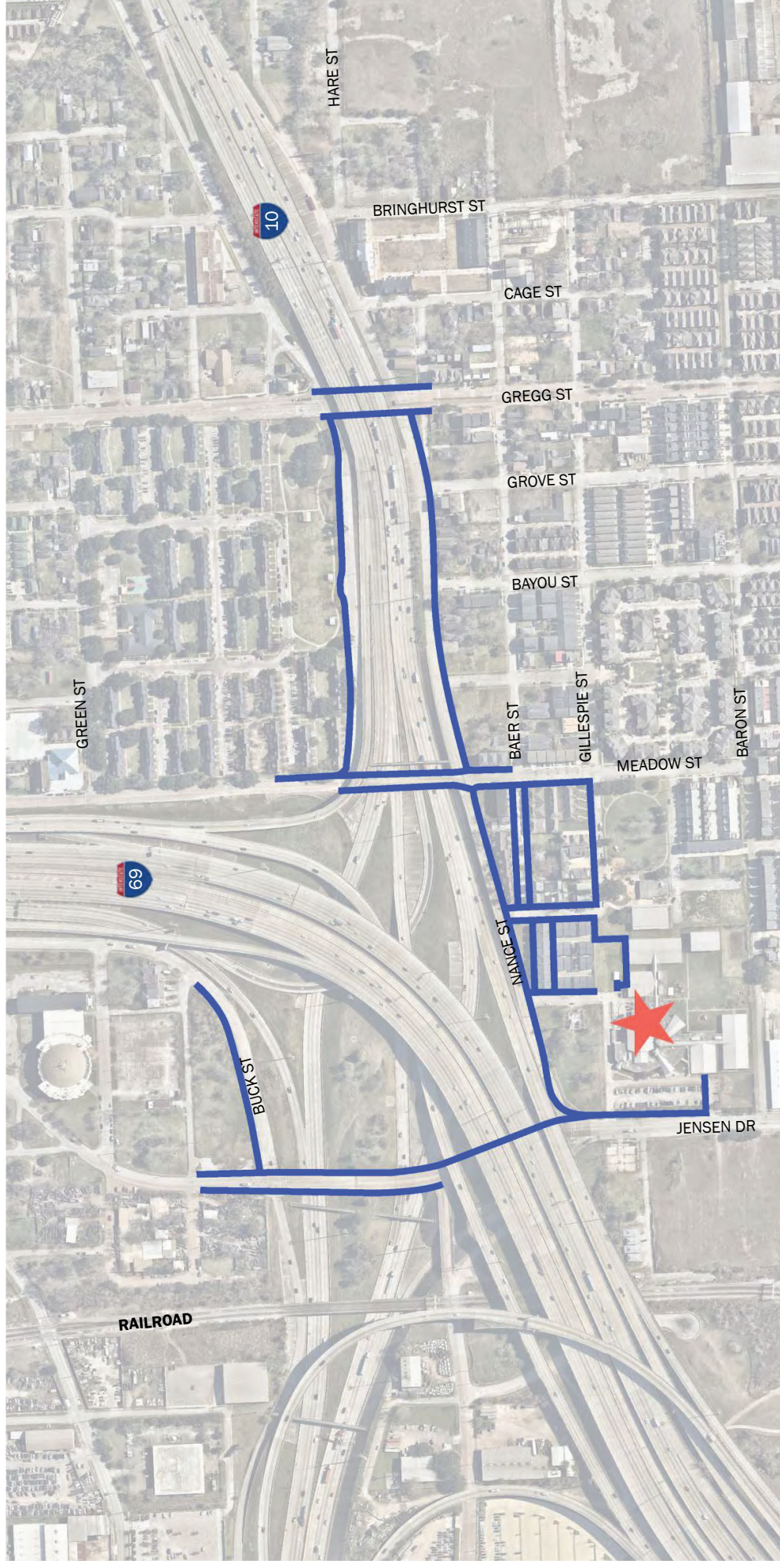
NOT TO SCALE



Proposed Section View at West Road  
Looking East

## Views Looking East at West Road

# BRUCE ELEMENTARY SCHOOL



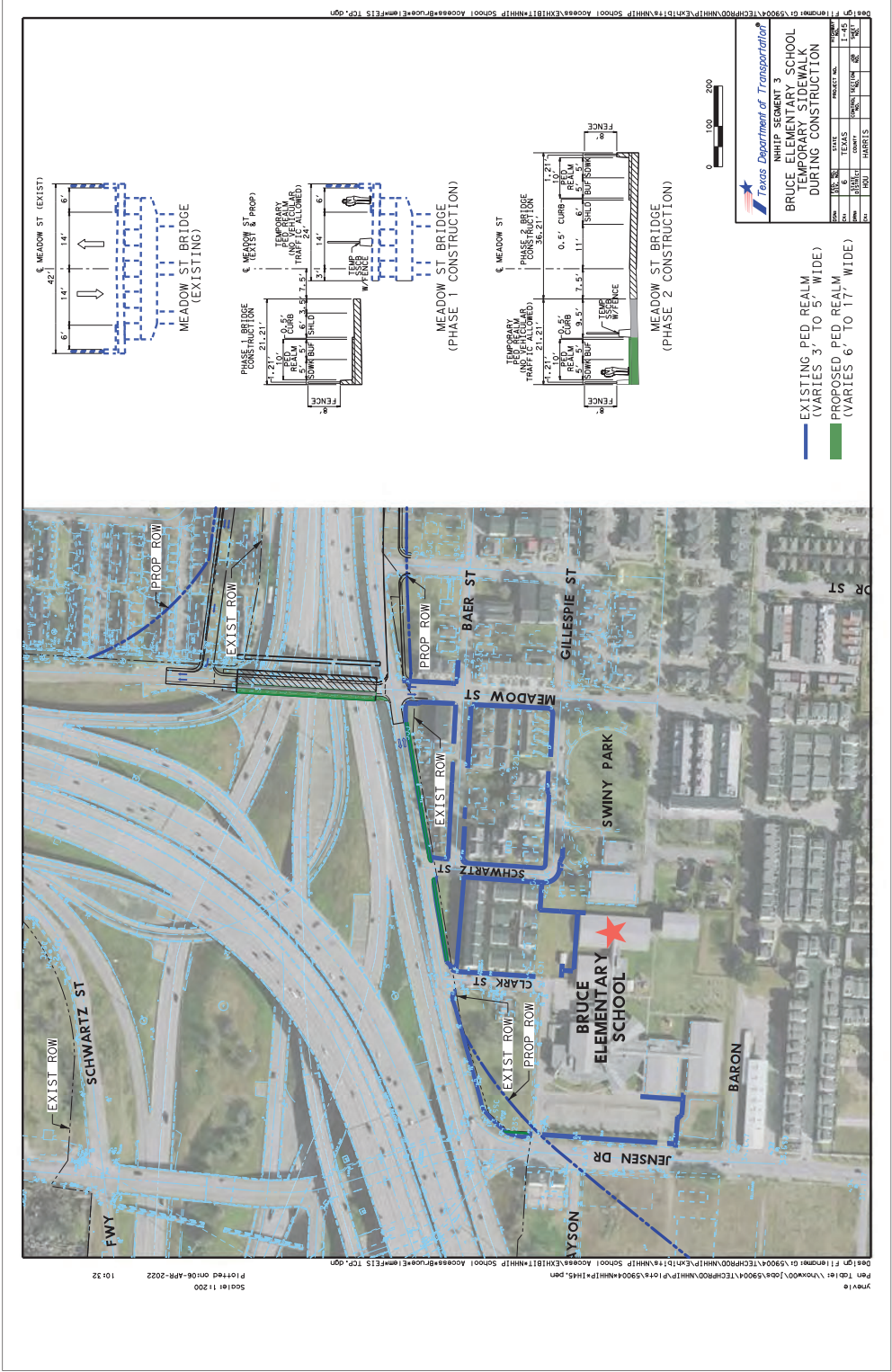
Existing Pedestrian Circulation

★ Bruce Elementary School

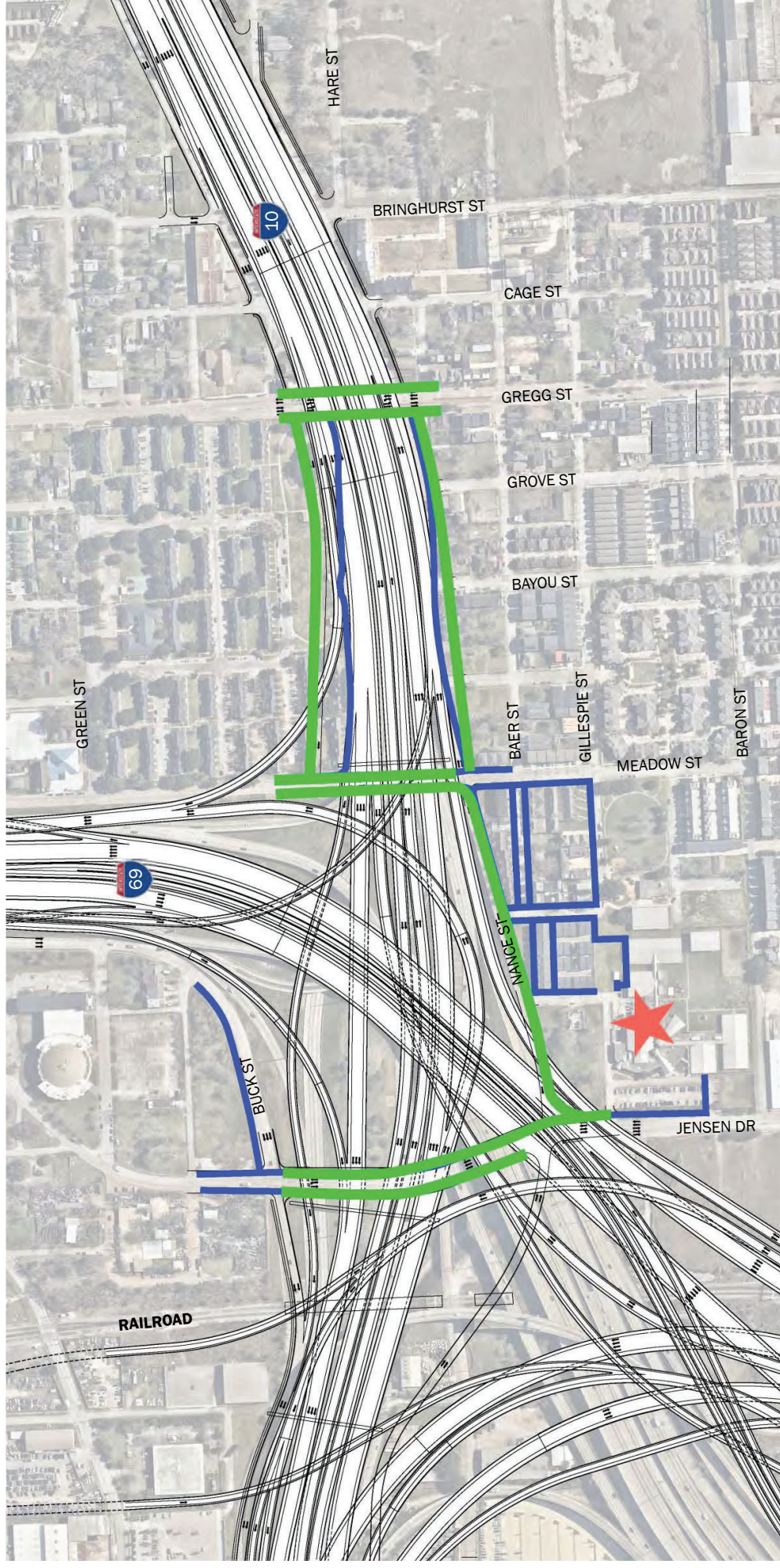
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## Site Analysis - Existing

# BRUCE ELEMENTARY SCHOOL



# BRUCE ELEMENTARY SCHOOL

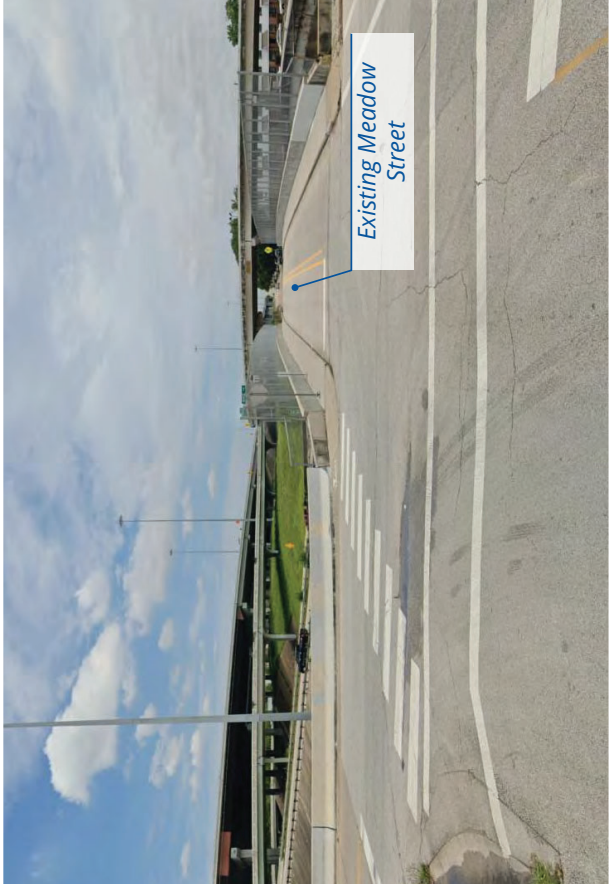


- Existing Pedestrian Circulation
- Proposed Pedestrian Realm
- Bruce Elementary School

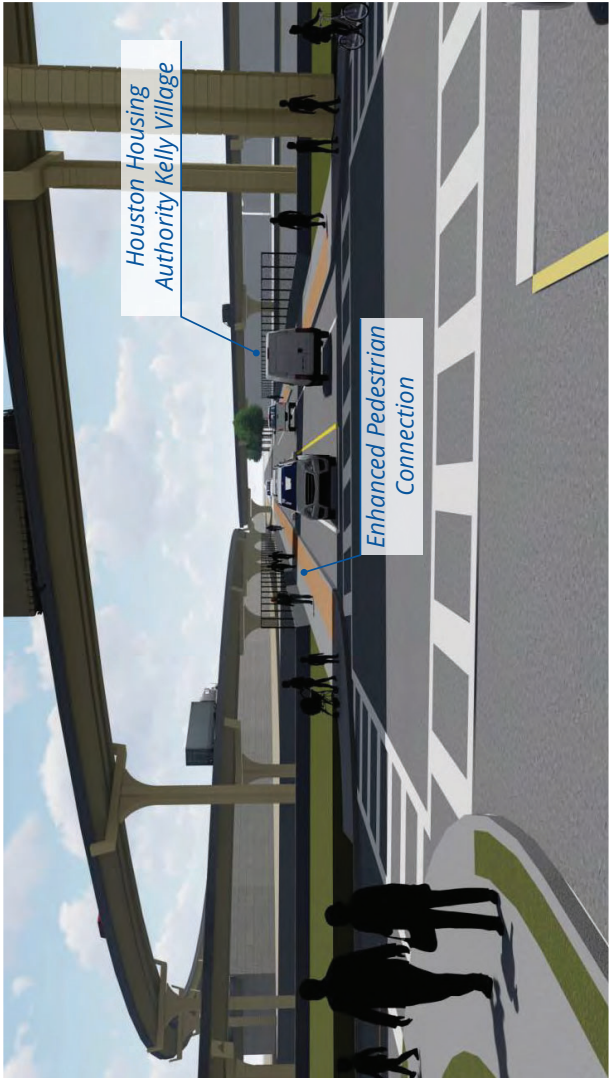
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## Site Analysis - Proposed

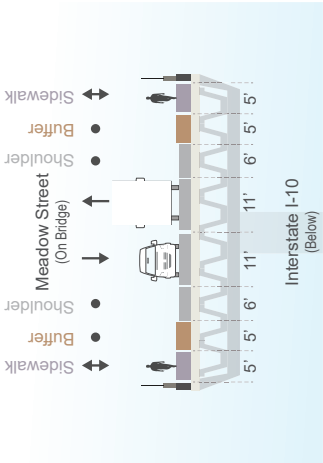
# BRUCE ELEMENTARY SCHOOL



Existing I-10 and Meadow Street



NOT TO SCALE



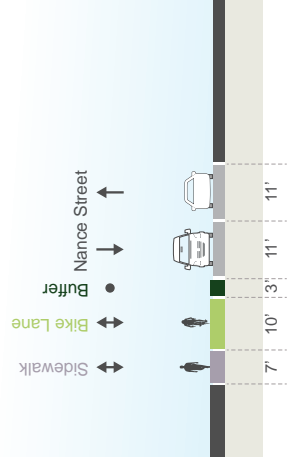
Proposed Section View at Meadow Street

## Views Looking North at Meadow Street

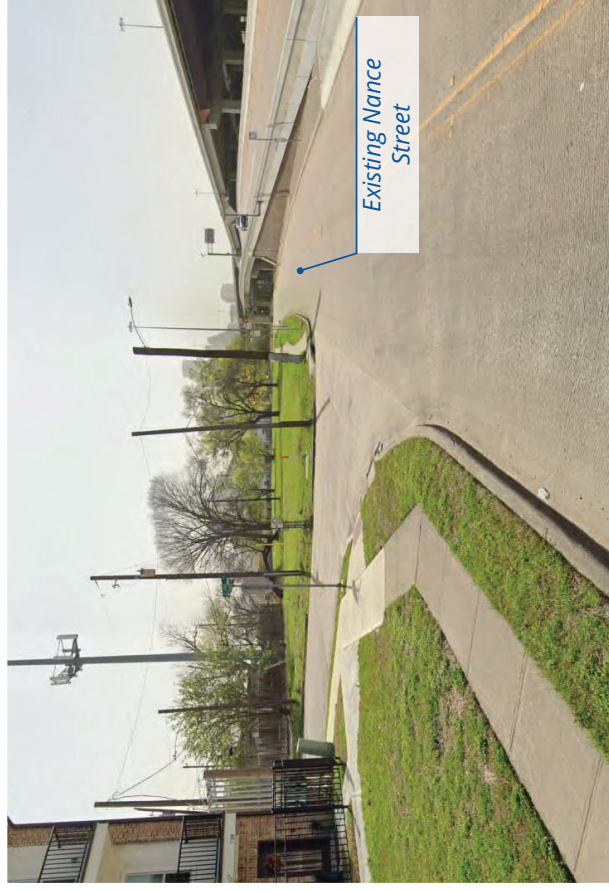
# BRUCE ELEMENTARY SCHOOL



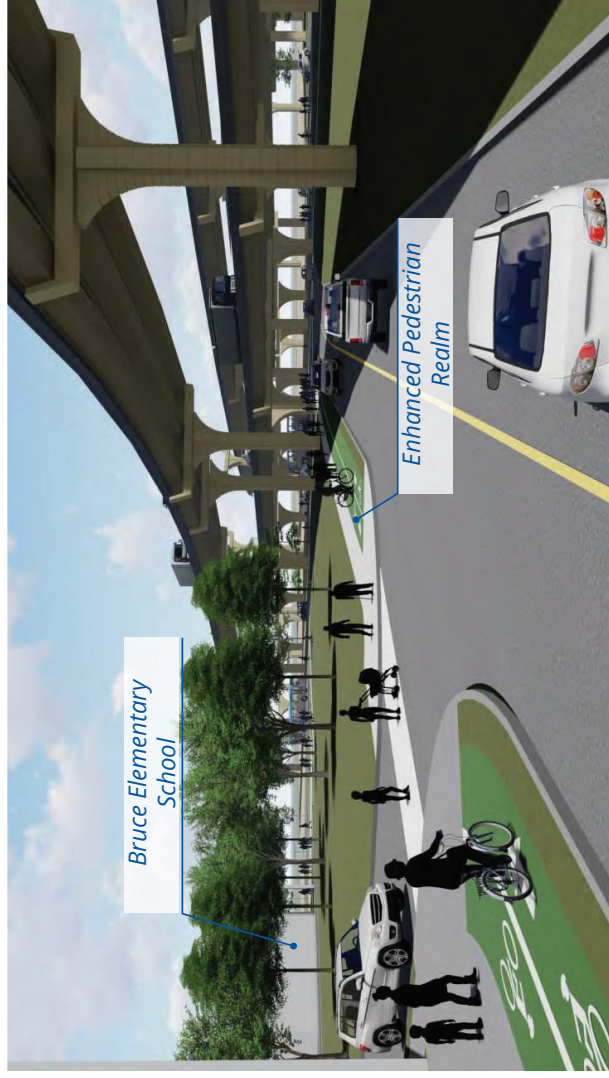
View Direction



Proposed Section View at Nance Street



Existing I-10 / I-69 Connector Ramp and Nance Street



Proposed I-10 / I-69 Connector Ramp and Nance Street

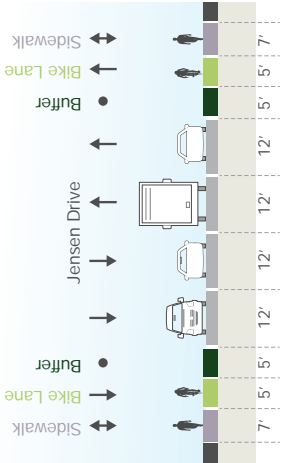
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## Views Looking West at Nance Street

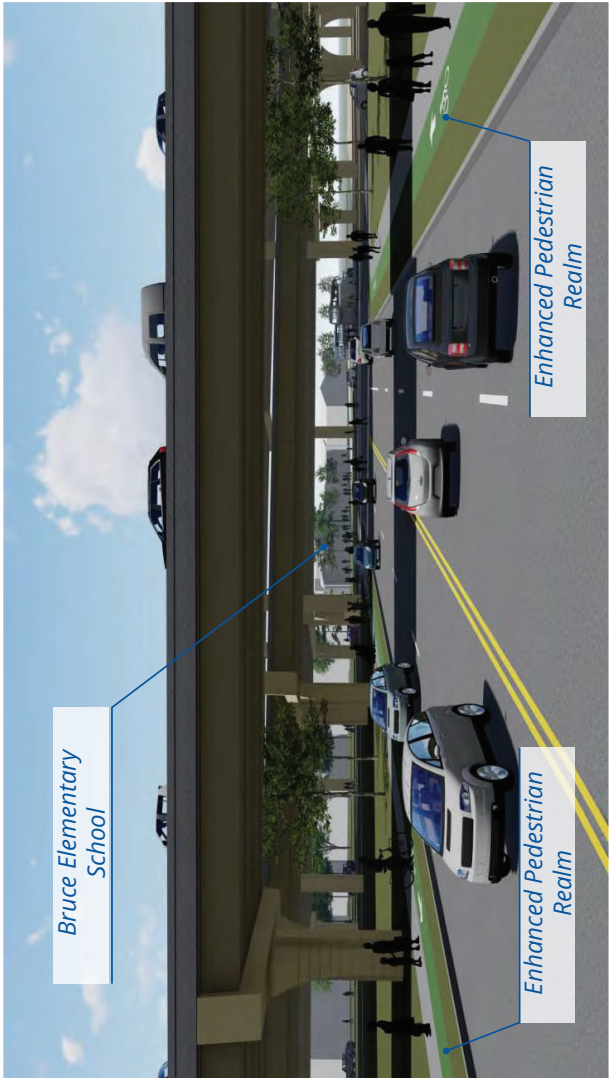
# BRUCE ELEMENTARY SCHOOL



Existing Jensen Drive



Proposed Section View at Jensen Drive

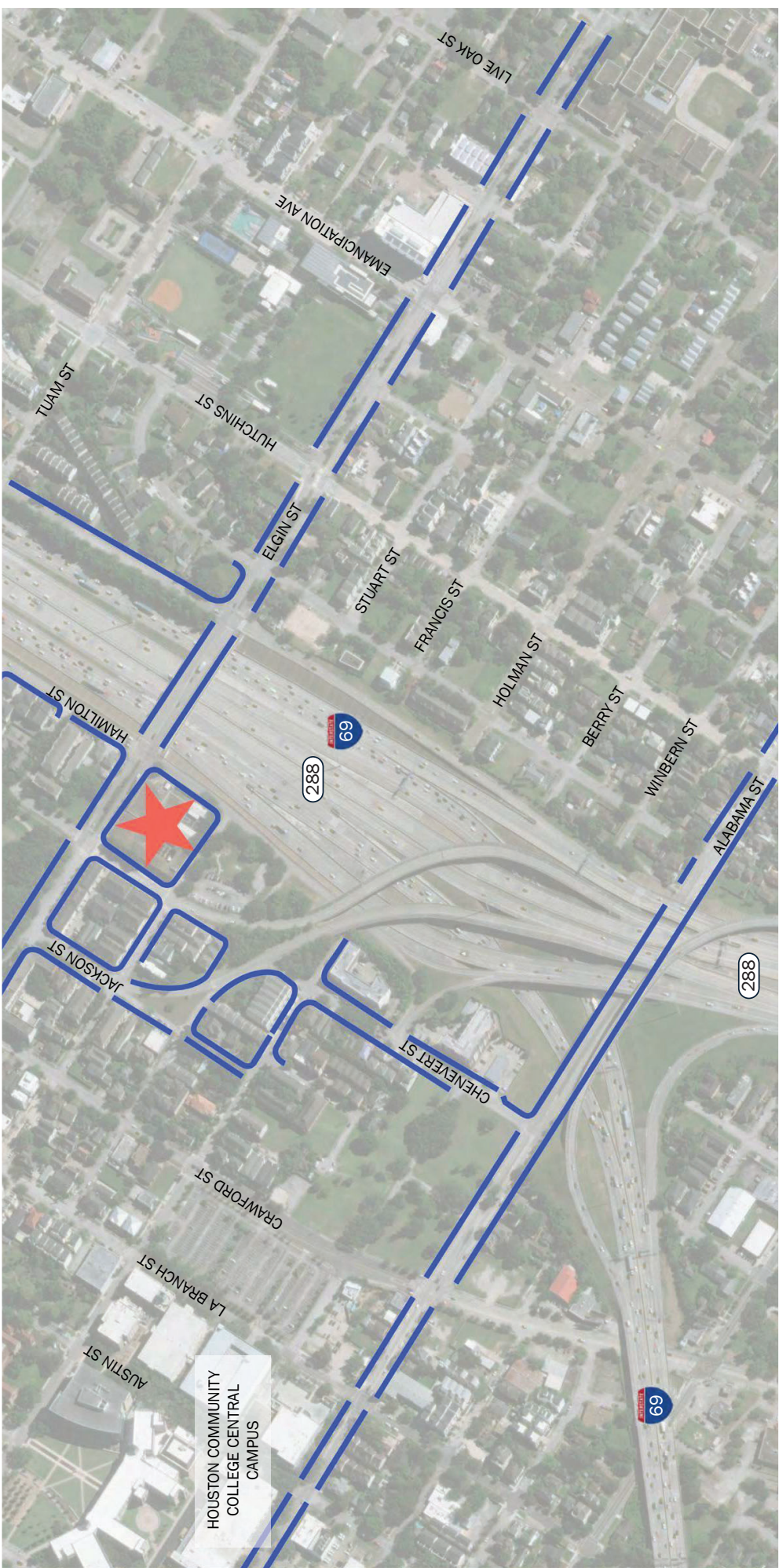


Proposed Jensen Drive

NOT TO SCALE

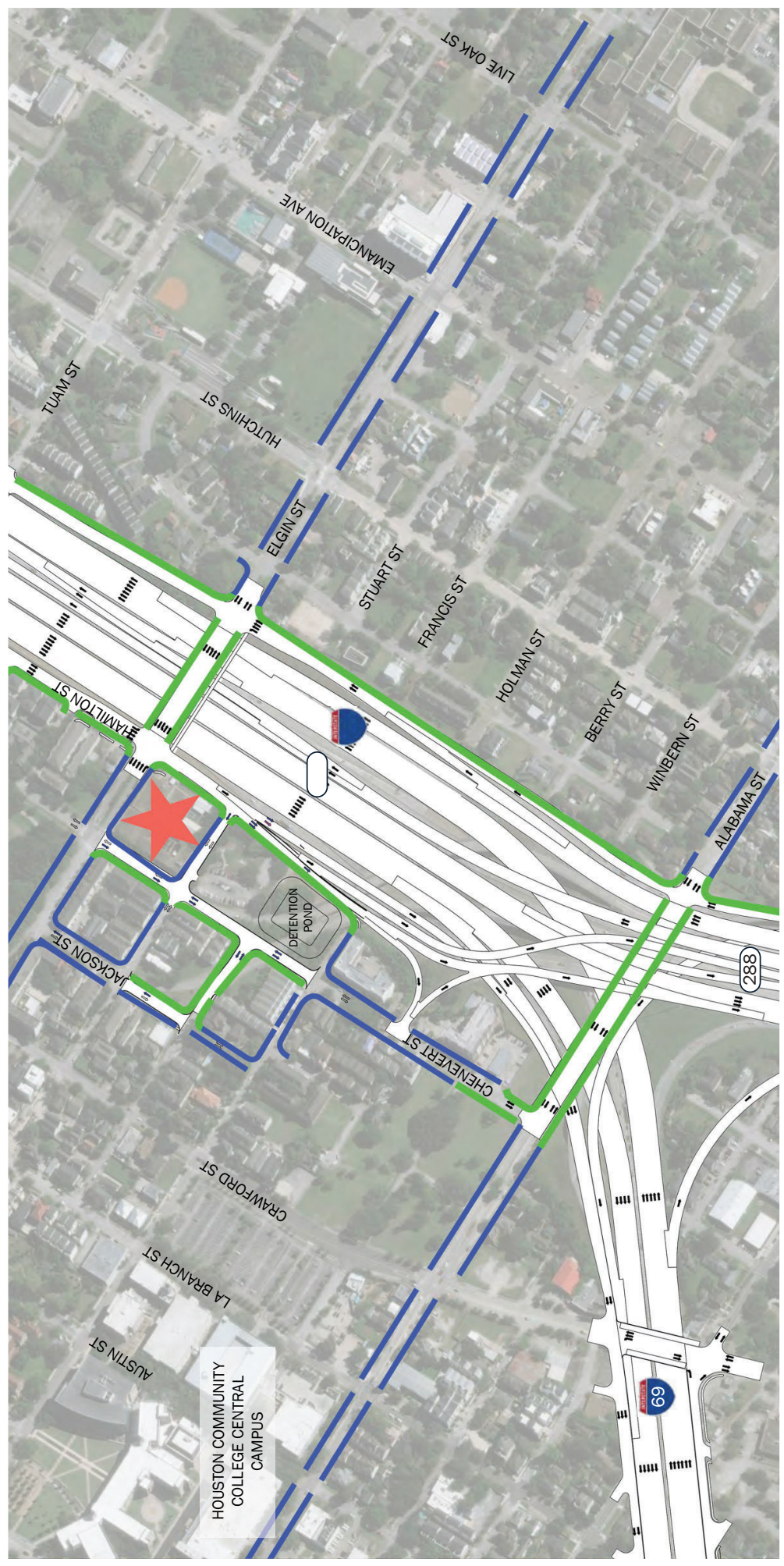
## Views Looking South at Jensen Drive

# HOUSTON ACADEMY FOR INTERNATIONAL STUDIES



## Site Analysis - Existing

# HOUSTON ACADEMY FOR INTERNATIONAL STUDIES



Existing Pedestrian Circulation  
Proposed Pedestrian Realm

★ Houston Academy for International Studies

NOT TO SCALE

## Site Analysis - Proposed

# HOUSTON ACADEMY FOR INTERNATIONAL STUDIES

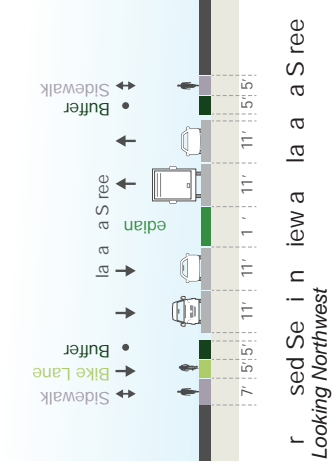


Figure 2: Section View of Alabama Street Looking Northwest



Figure 2: Existing Alabama Street

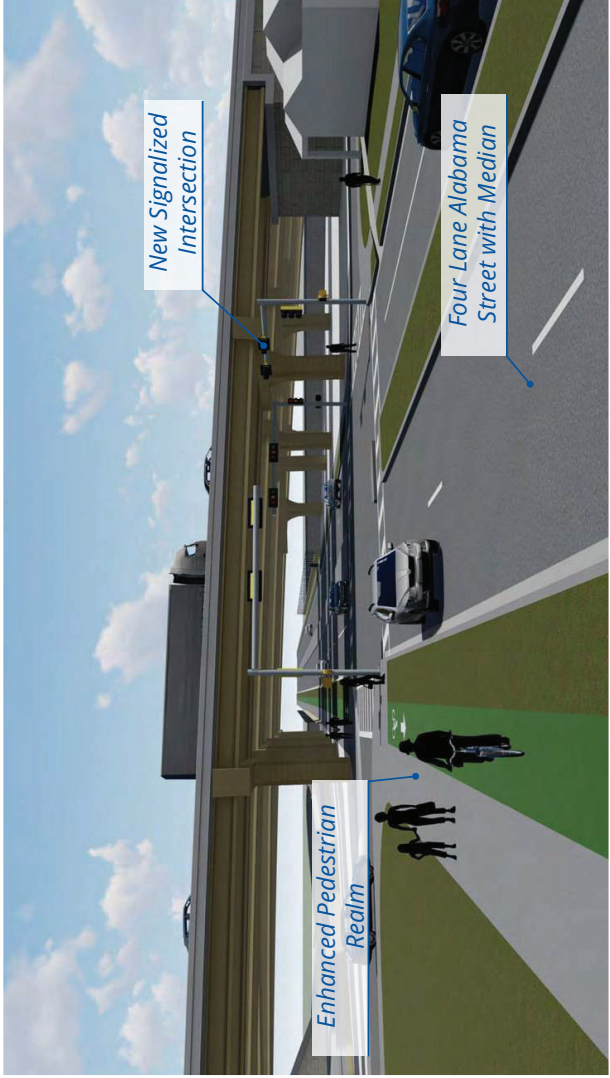
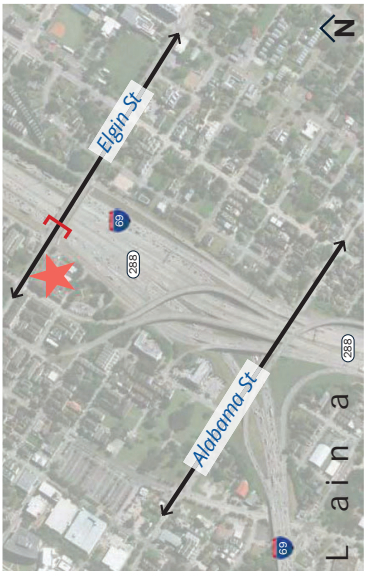


Figure 2: Section View of Alabama Street Looking Northwest

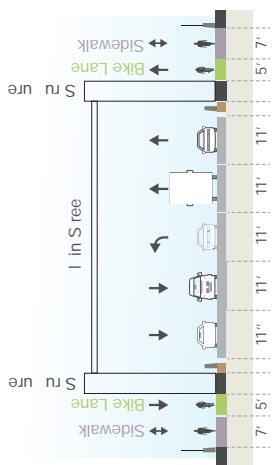
NOT TO SCALE

## Views Looking Northwest at Alabama Street

# HOUSTON ACADEMY FOR INTERNATIONAL STUDIES



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Looking Northwest

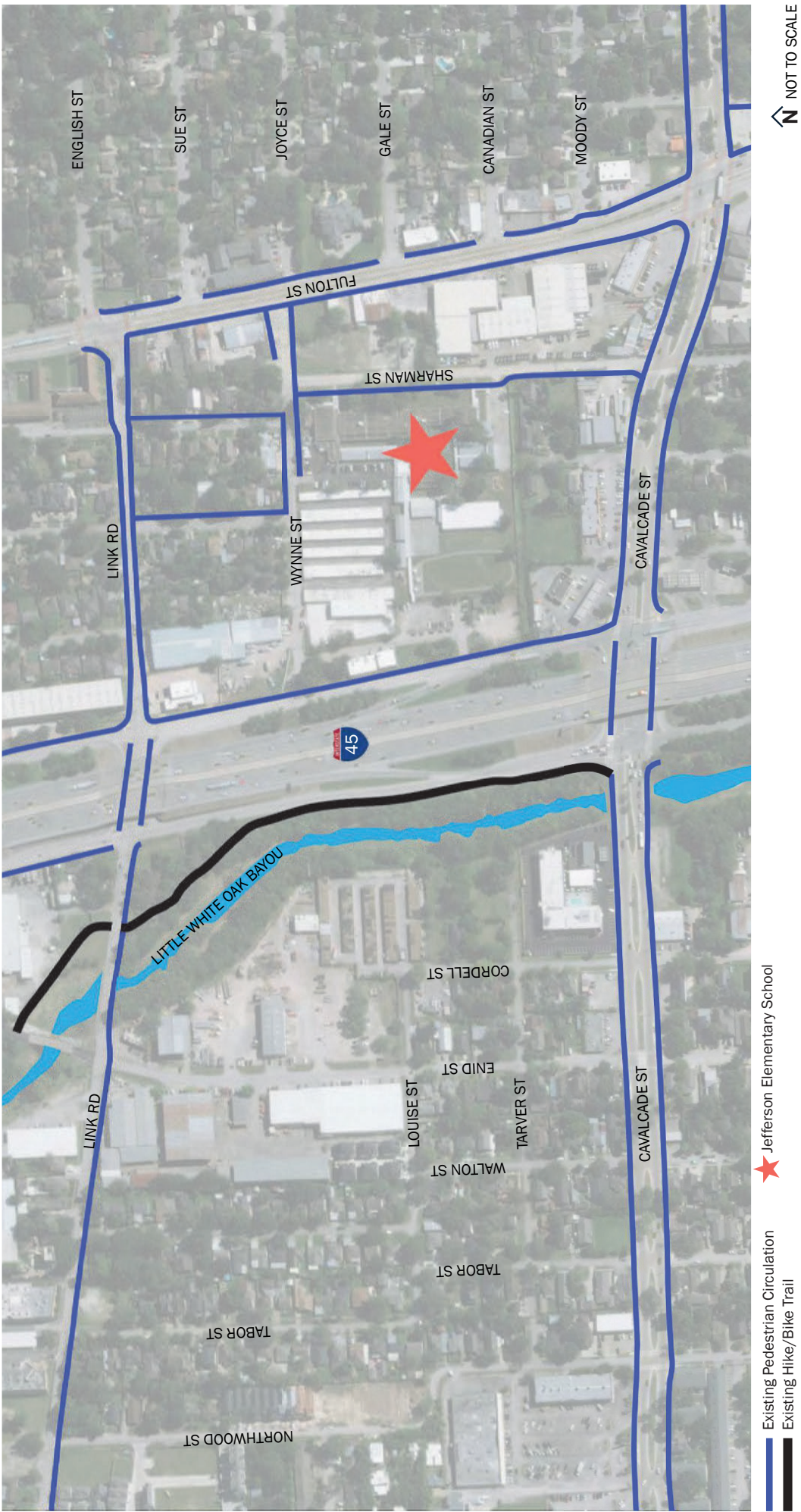


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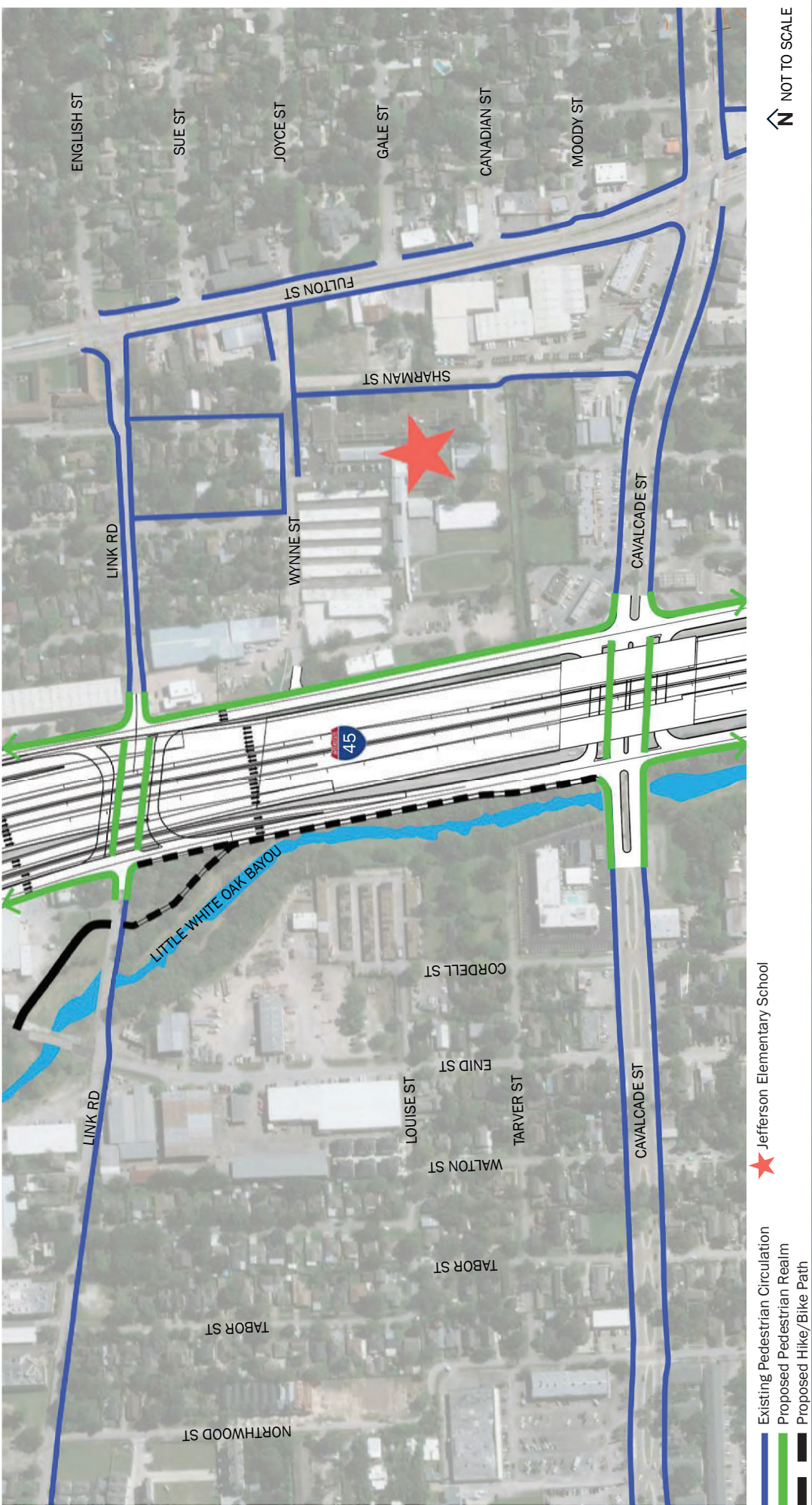
## Views Looking Northwest at Elgin Street

# JEFFERSON ELEMENTARY SCHOOL CONNECTION



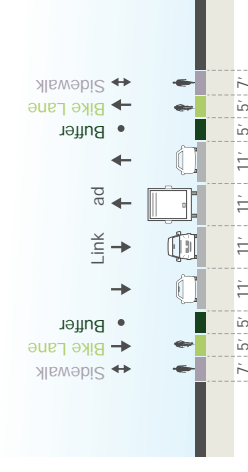
## Site Analysis - Existing

# JEFFERSON ELEMENTARY SCHOOL CONNECTION

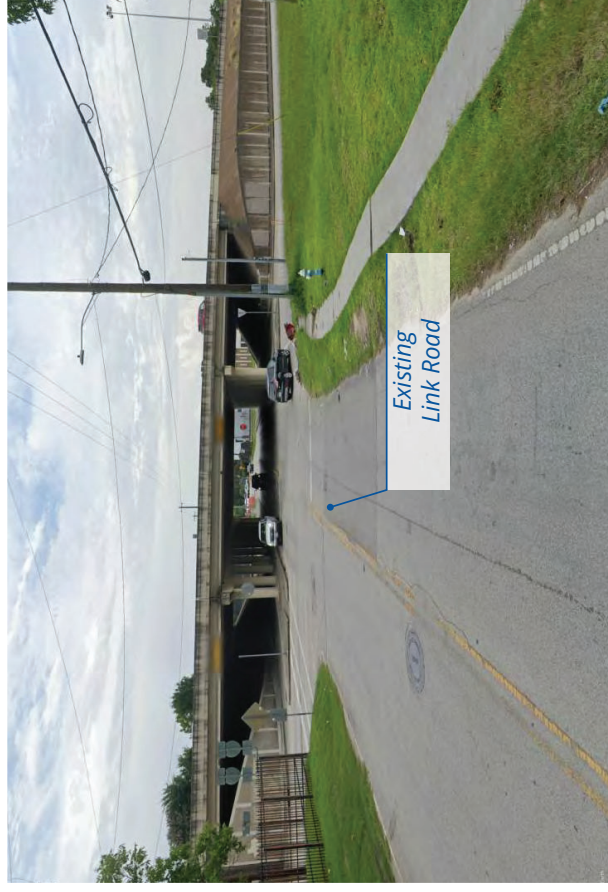


## Site Analysis - Proposed

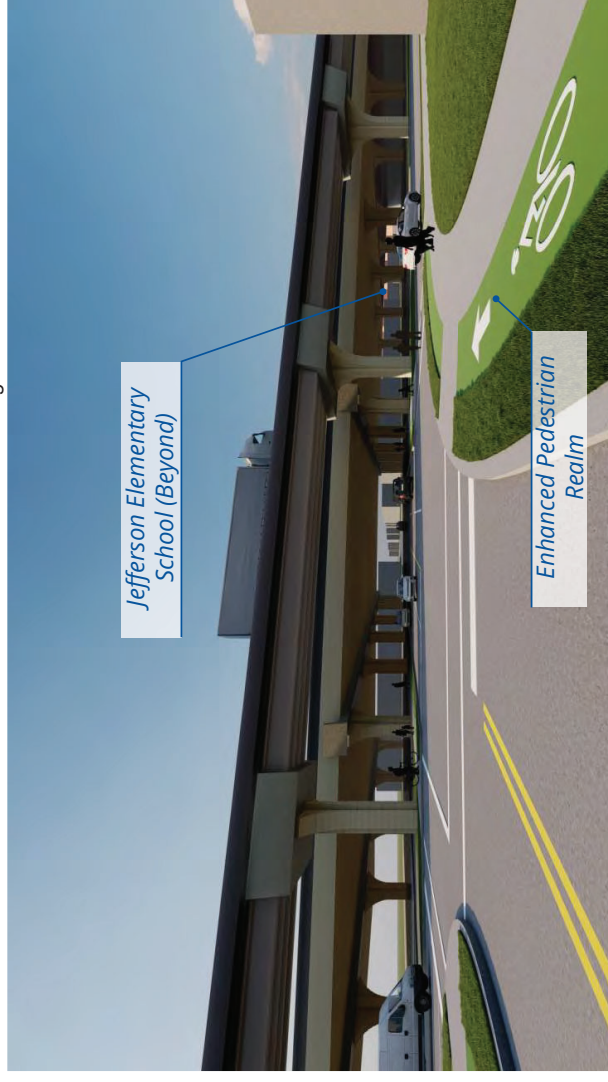
**JEFFERSON ELEMENTARY SCHOOL CONNECTION**



ressed in a Link ad  
Looking st



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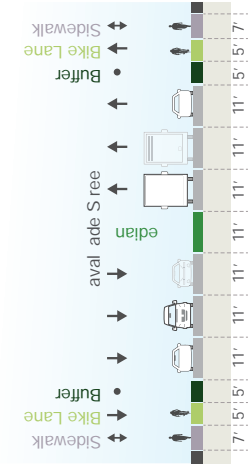


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NOT TO SCALE

## Views Looking East at Link Road

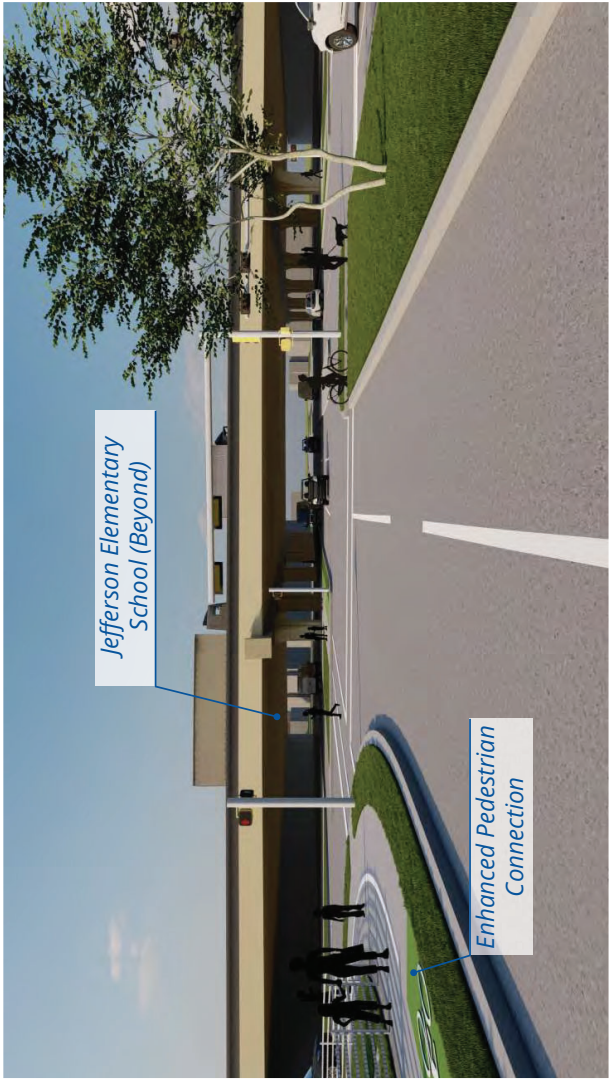
# JEFFERSON ELEMENTARY SCHOOL CONNECTION



Looking East from School



is in 5 and 11' wide

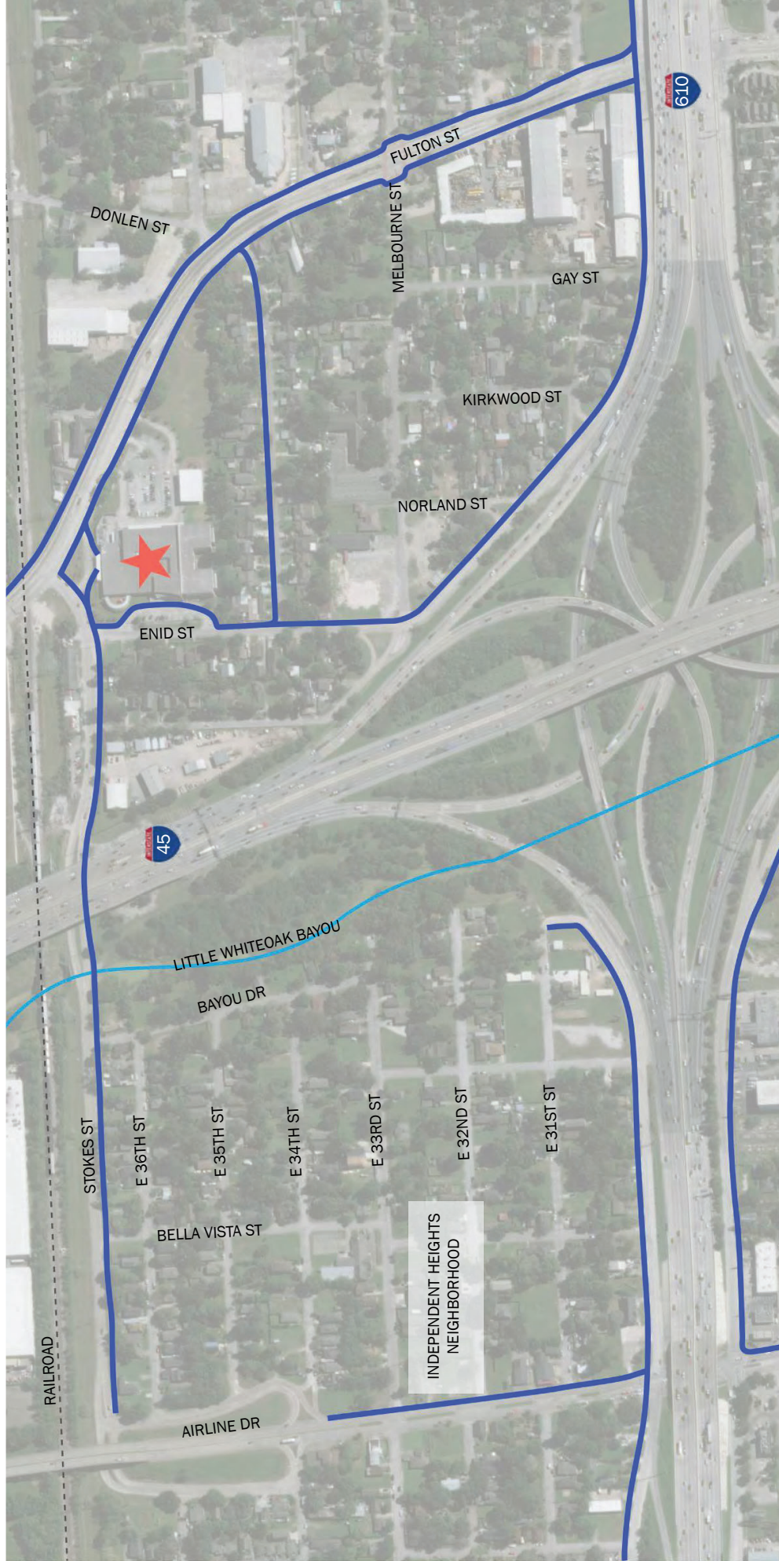


is in 5 and 11' wide

NOT TO SCALE

## Views Looking East at Cavalcade Street

# ROOSEVELT ELEMENTARY SCHOOL



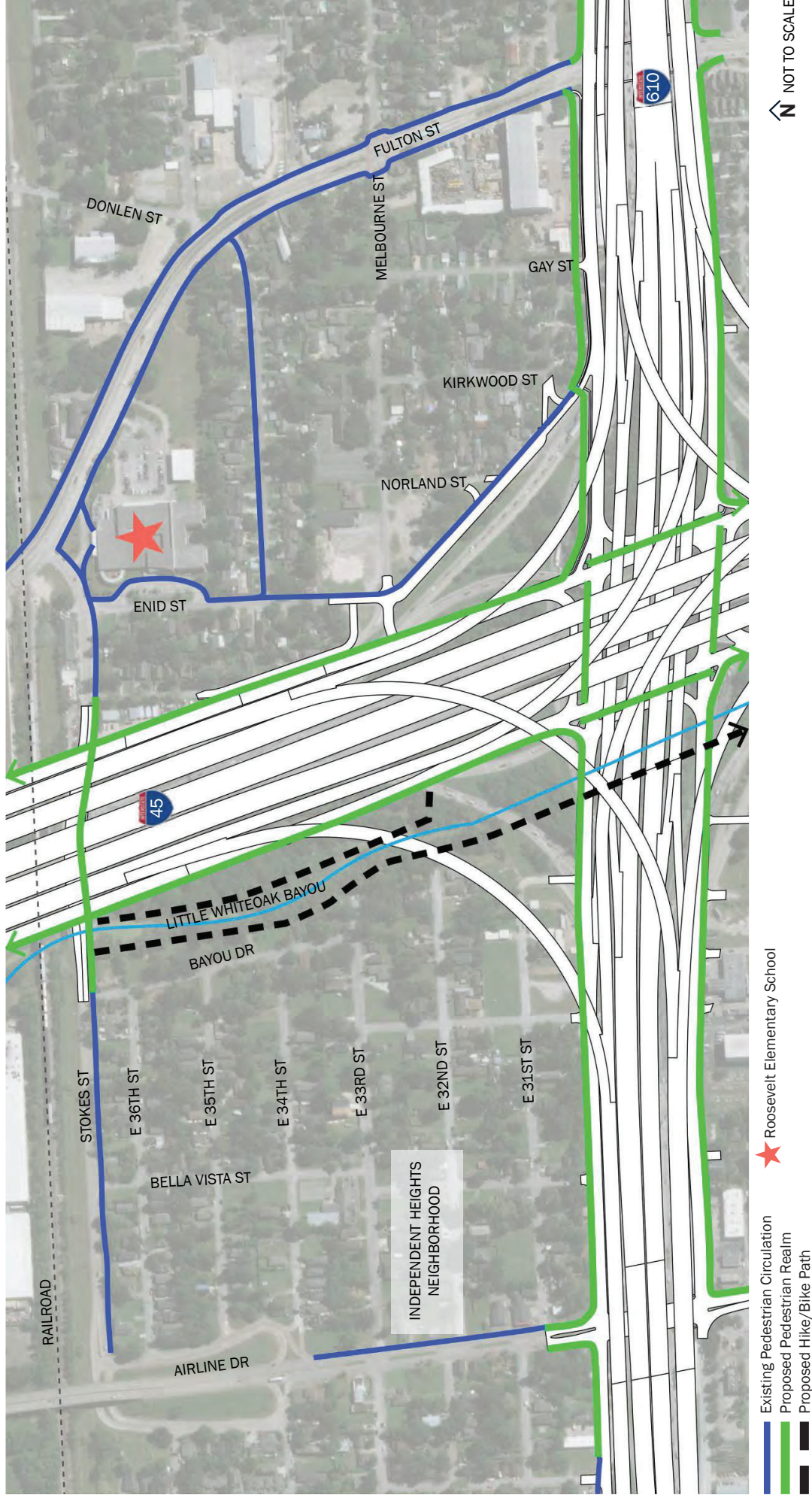
Existing Pedestrian Circulation

Roosevelt Elementary School

NOT TO SCALE

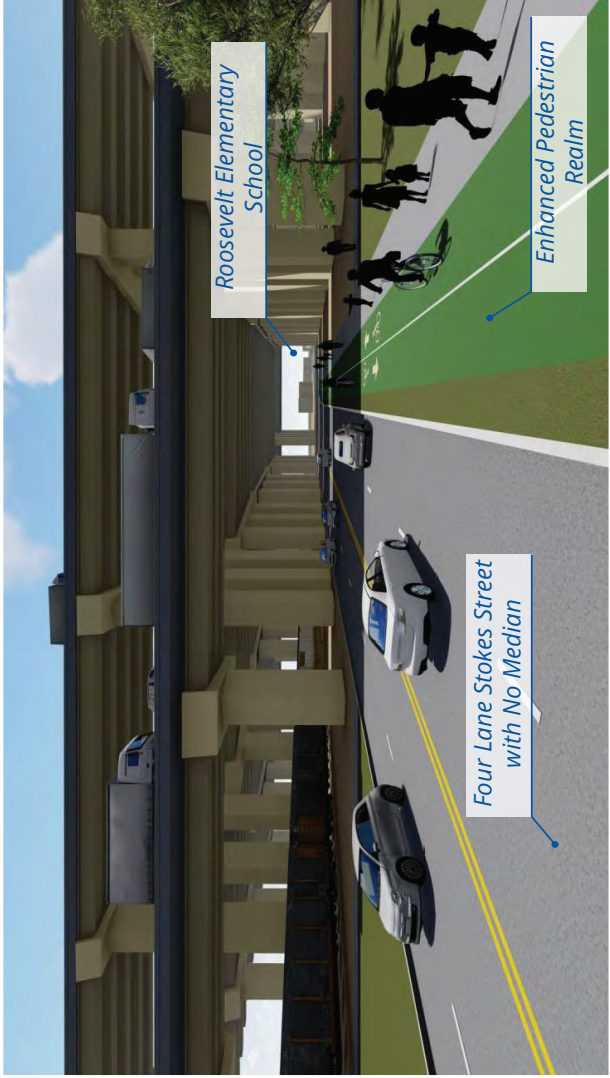
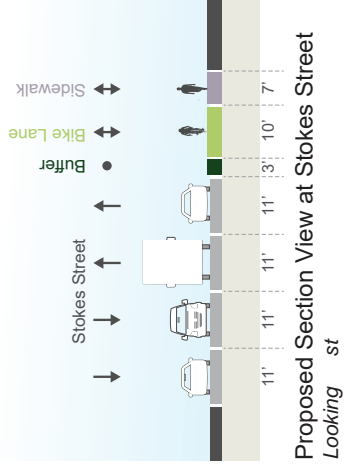
## Site Analysis - Existing

# ROOSEVELT ELEMENTARY SCHOOL



## Site Analysis - Proposed

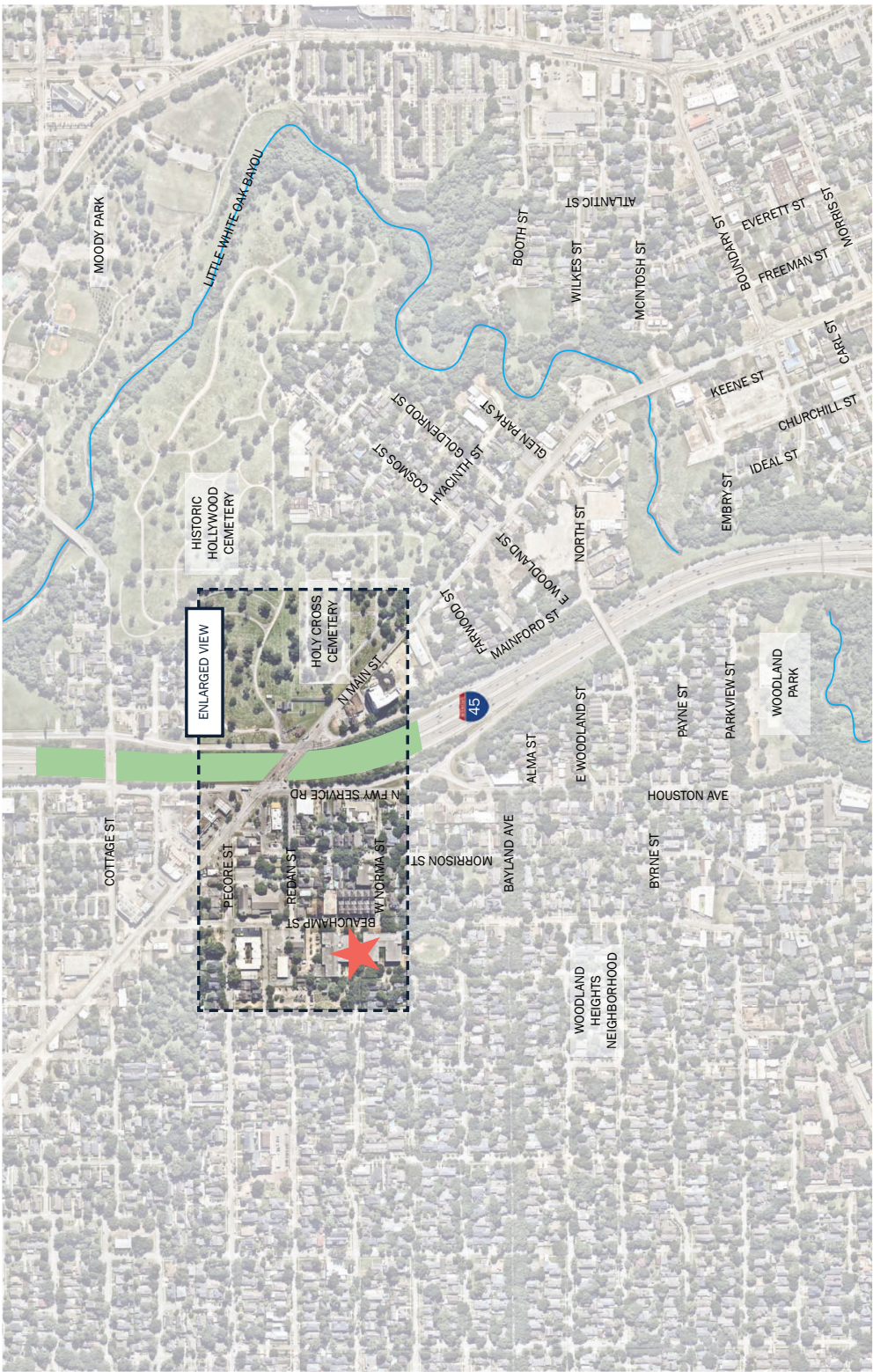
# ROOSEVELT ELEMENTARY SCHOOL



NOT TO SCALE

## Views Looking East at Stokes Street

# TRAVIS ELEMENTARY SCHOOL

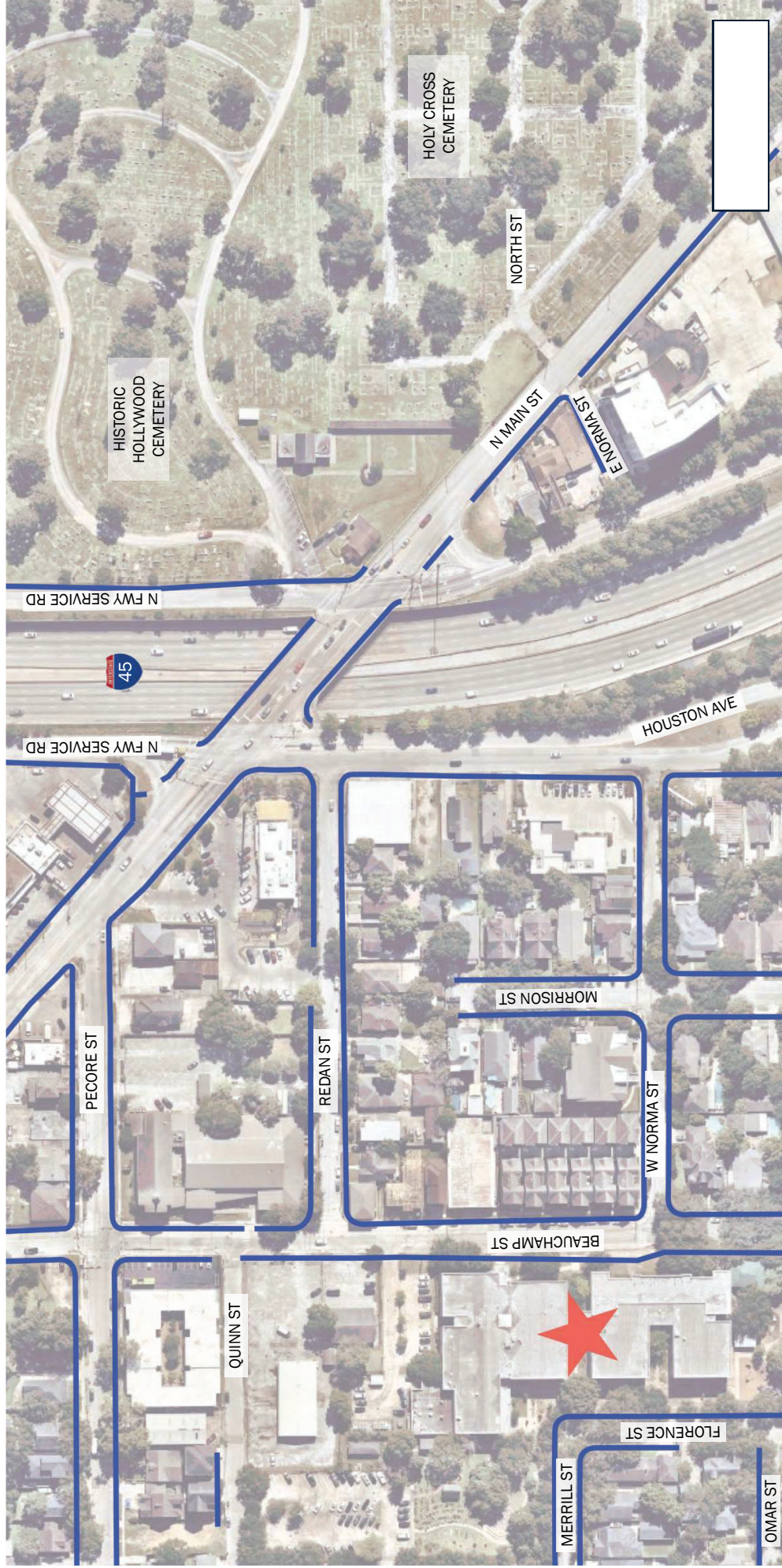


Potential Deck Park

★ Travis Elementary School

↑ NOT TO SCALE

# TRAVIS ELEMENTARY SCHOOL



Existing Pedestrian Circulation

★ Travis Elementary School

↑ NOT TO SCALE

## Site Analysis - Existing

# TRAVIS ELEMENTARY SCHOOL



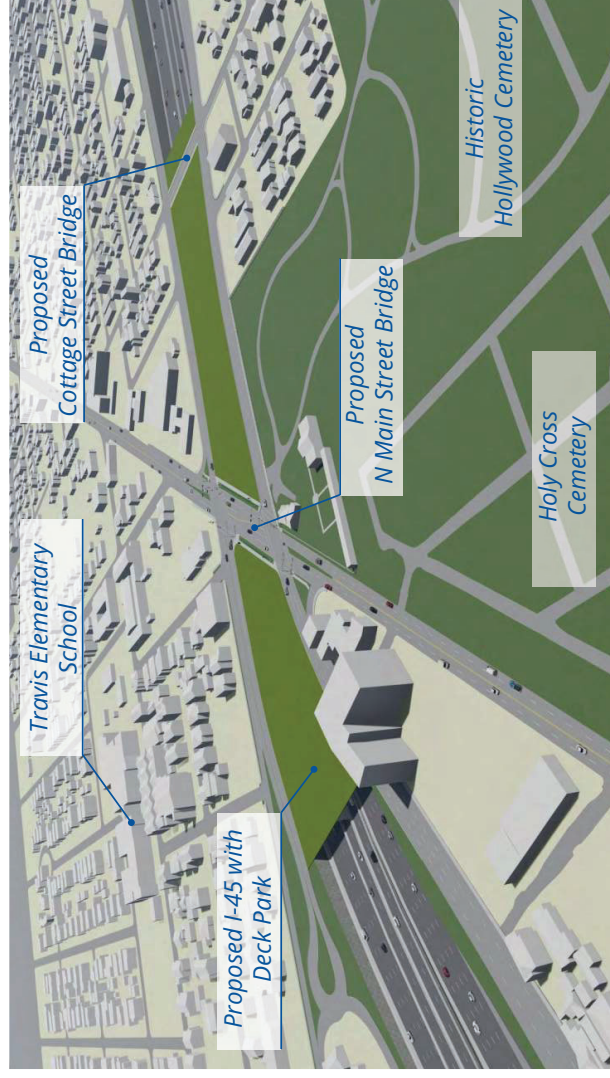
NOT TO SCALE

## Site Analysis - Proposed

# TRAVIS ELEMENTARY SCHOOL



Existing I-45 at Main St and Cottage St  
ore ooge

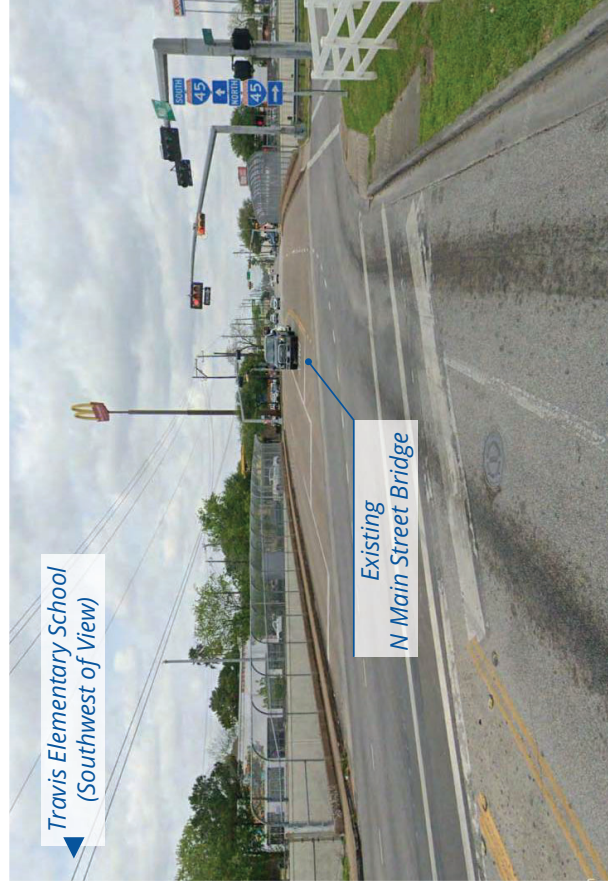
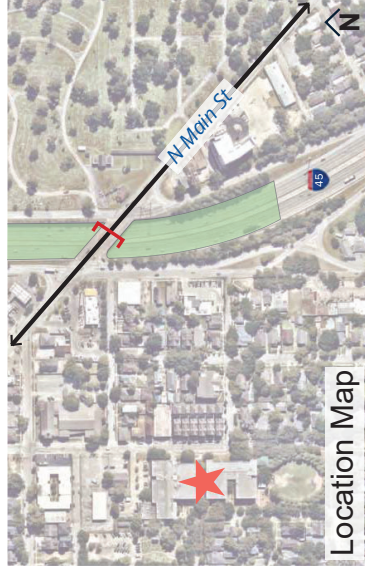


Proposed I-45 at Main St and Cottage St with Deck Park

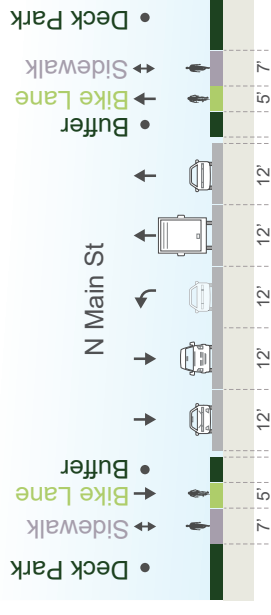
NOT TO SCALE

## Views Looking Northwest

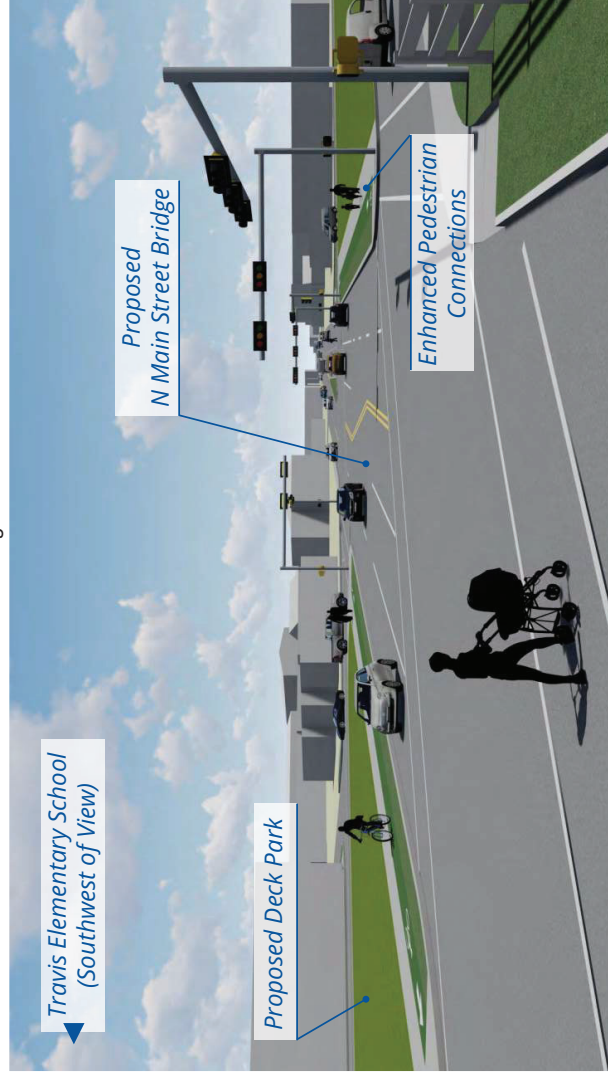
# TRAVIS ELEMENTARY SCHOOL



Existing N Main St Bridge over I-45  
o r e o o g e



Proposed Section View at N Main Street Bridge  
*Looking Northwest*



## Proposed N Main St Bridge over I-45

NOT TO SCALE

## Exhibit D

### Summary of Required Information

Timeline	Deliverable
Day 0	VRA Signed
Day 30	TxDOT will establish a publicly-available project-specific website (Relocations Article IV.2.1)
Day 45	TxDOT Provides Draft Standard Operating Procedure for LEP Resource Providers to FHWA for Review (LEP Article IV.8.g)
Day 60	<ul style="list-style-type: none"> <li>• TxDOT Provides Draft of Survey of Displaced Individuals to FHWA (LEP Article IV.8.k)</li> <li>• FHWA Provides Comments on TxDOT's Draft Standard Operating Procedure for LEP Resource Providers (LEP Article IV.8.g)</li> </ul>
Day 75	FHWA Provides Comments to TxDOT on Draft Survey of Displaced Individuals (LEP Article IV.8.k)
Day 90	<ul style="list-style-type: none"> <li>• Complete survey on non-residential displaced entities (Article IV.2.b)</li> <li>• TxDOT Finalizes Survey of Displaced Individuals (LEP Article IV.8.k)</li> <li>• TxDOT and FHWA Finalize Standard Operating Procedure for LEP Resource Providers (LEP Article IV.8.g)</li> </ul>
Day 120	<ul style="list-style-type: none"> <li>• TxDOT will develop and provide LEP training to relevant staff, contractors, etc. (LEP Article IV.8.j)</li> <li>• TxDOT will have completed Survey of Displaced Individuals (LEP Article IV.8.k)</li> </ul>
Day 150	<ul style="list-style-type: none"> <li>• TxDOT provides relocation services to non-residential entities requesting such services following survey (Relocations Article IV.2.b)</li> <li>• TxDOT provides first Report on Compliance with LEP Survey of Displaced Individuals (LEP Article IV.8.k) – <i>Note: Additional reports due 60 days after the 150 day report</i></li> </ul>

	<i>and every 60 days thereafter until all persons are relocated.</i>
Day 180	<p>Progress Report on Overall VRA Implementation of Required TxDOT Actions (Article VI) – <i>Note: Progress reports on overall VRA implementation are due every 180 days (Article VI). TxDOT and FHWA will agree on the Progress Report format prior to submission of TxDOT's first required report (Article VI). Reports must be accessible under Section 508 (Article V). FHWA will review and provide timely comments on each progress report to TxDOT (Article VI). Each Progress Report must include an update on all required TxDOT Actions: Reducing the NHHIP Footprint During Detailed Design; Displacements, Relocations, Housing, and Other Community Impacts; Flooding; Air Quality Mitigation; Structural Caps; Parks, Open Space, Trails, Pedestrian and Bicycle Facilities; Access During Construction; and Meaningful Access for Persons with Limited English Proficiency (LEP) (Article VI).</i></p> <p>-Specific Items to be Submitted with Progress Reports</p> <ul style="list-style-type: none"> <li>• Uniform Act Data for All Residential and Non-Residential Displacements (Relocations Article IV.2.a)</li> <li>• Status of non-residential relocation services (Relocations Article IV.2.b)</li> <li>• Access Plan for Essential Services (Relocations Article IV.2.c)</li> <li>• Report on acquisition or demolition of a parcel that was not included in the FEIS or ROD (Relocations Article IV.2.d)</li> <li>• As final design completed, document reduction in right-of-way leading to fewer displacements (Relocations Article IV.2.e)</li> <li>• Implementation of Affordable Housing Plan and Status of disbursement of \$30 million for</li> </ul>

	<p>affordable housing (Relocations Article IV.2.f) – <i>Note: Reporting to begin with first Progress Report after submission of the Affordable Housing Plan</i></p> <ul style="list-style-type: none"> <li>• Report on discussions with the City of Houston on the use of portions of the Project’s future surplus right-of-way for affordable and workforce housing (Relocations Article IV.2.g)</li> <li>• Report on Any Displacee Denied Benefits (Relocations Article IV.2.h)</li> <li>• Progress in Providing Enhanced Relocation Services (Relocations Article IV.2.i)</li> <li>• Update on residents or non-residential owners or renters cut off by project (Relocations Article IV.2.j)</li> <li>• Report on strategies being used for considering public input through future project development (Relocations Article IV.2.p)</li> <li>• Updates on public engagement meetings during design and construction of the project (Relocations Article IV.2.q)</li> <li>• Air quality mitigation implementation (Air Quality Mitigation Article IV.4.d)</li> <li>• Documentation of Any Delays in Providing Language Assistance Services for Relocations &amp; Acquisitions (LEP Article IV.8.e) – <i>Note: Submitted only as needed</i></li> <li>• LEP Training Reports (LEP Article IV.8.j)</li> </ul>
Day 210	TxDOT will have provided supplemental LEP services to those displaced residents and businesses who requested supplemental LEP services (LEP Article IV.8.k)
Day 365	The Parties will negotiate and finalize an updated TxDOT Language Assistance Plan

	and Policy, consistent with the U.S. Department of Justice's 2002 LEP guidance on updating recipient LEP plans (LEP Article IV.8)
TBD	Plan on schedule and disbursement of \$30 million for affordable housing (Relocations Article IV.2.f) – <i>Note: Report is due 90 days after completion of the Affordable Housing Plan</i>
TBD	Plan for enhanced relocation services (Relocations Article IV.2.i) – <i>Note: Report is due 30 days after completion of the Enhanced Relocations Services Plan</i>
TBD	Plan for Services Needed by People Experiencing Homelessness (Relocations Article IV.2.o) – <i>Note: Report is due 30 days after completion of the Plan for Essential Services for People Experiencing Homelessness</i>
TBD	Segment and Detailed Drainage Study (Flooding Article IV.3.b) – <i>Note: Report is due with the next Progress Report after completion of the study</i>
TBD	Before submittal to the Texas Transportation Commission for consideration, FHWA must review and approve any and all Final Requests for Proposal for Design-Build Contract (Flooding Article IV.3.c)
TBD	Evaluation of potential alternative pedestrian/bicycle routes to address the loss of the existing North Street bridge (Open Space Article IV.6.j) – <i>Note: Report is due in the next Progress Report after the evaluation is completed.</i>

# **NHHIP VRA PROGRESS REPORT**

**February 23, 2025**

## **APPENDIX B**

DOCUMENTATION OF BENEFITS  
PROVIDED IN ACCORDANCE WITH  
UNIFORM ACT



# Heidaker Land Services, Inc.

24285 Katy Freeway, Ste. 515, Katy, Texas 77494 • Tel. 281-348-8652

August 27, 2024

County: Harris  
ROW CSJ: 0500-03-615  
Parcel ID: 00054637  
Project Limits: From IH 10 To IH 610 N

Federal Project No.:  
Hwy. No.: IH 45

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO.** [REDACTED]

Dear [REDACTED]

An offer was made by the Texas Department of Transportation on May 29, 2024, to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:
  - a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.

3. To be eligible for the moving payment, you must provide the Department reasonable advance notice of the approximate date of the start of your move and a list of the items to be moved. Also, you must permit our staff personnel to make reasonable, timely inspections of your personal property at both the displacement and the replacement sites and to monitor your move.
4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
5. Application for moving payments shall be made in writing on standard forms provided by this Department and the application must be filed with this Department no later than eighteen (18) months after the date you actually move from the State-acquired real property.
6. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED] or visit the office at [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED] at [REDACTED] Texas between 5 p.m. and 7 p.m. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

Sincerely,

[REDACTED]  
Representing the Houston District,  
Texas Department of Transportation

Enclosure



# Heidaker Land Services, Inc.

24285 Katy Freeway, Ste. 515, Katy, Texas 77494 • Tel. 281-346-8652

October 21, 2024

County: Harris  
ROW CSJ: 0500-03-615  
Parcel ID: 00054637  
Project Limits: From IH 10 To IH 610 N

Federal Project No.:  
Hwy. No.: IH 45

CERTIFIED MAIL, RETRUN RECEIPT REQUESTED NO. [REDACTED]

Dear [REDACTED]

An offer was made by the Texas Department of Transportation on May 29, 2024, to purchase the above-designated property, on which you reside, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a replacement housing supplement of [REDACTED] to rent a replacement home that costs [REDACTED] per month or more including utilities. This supplement has been based on the cost to rent a 5-room, 1 bedroom replacement apartment located at [REDACTED]. You do not have to rent that particular dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing [REDACTED] per month or more, including utilities, within one year as explained in our brochure. If your replacement dwelling rents for less than [REDACTED] per month, the supplement may have to be reduced. To avoid any loss of this benefit, you are encouraged to consult with this Department before making any kind of commitment to rent the unit.
3. If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down payment supplement not to exceed [REDACTED] for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling within one year, as is also explained in our brochure. To avoid the possible loss of benefits, you would do well to consult with the Department before making a binding commitment to buy a replacement home.

4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
5. Additionally, you may be entitled to moving costs as explained in our brochure. These costs, however, are limited to personal property and will not include any costs for moving real property.
6. For you to be eligible for a supplemental housing payment, your replacement home must conform to State requirements for decent, safe and sanitary housing. To insure that your replacement home meets the required standards, we suggest that you have it inspected by this Department before entering into a contract for its purchase or rental. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass a decent, safe and sanitary inspection by this Department.
7. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
8. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED] or visit the office at [REDACTED]

[REDACTED] In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED] between 5 p.m. and 7 p.m. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

[REDACTED]

Representing the Houston District,  
Texas Department of Transportation

Enclosure



Consultant to the Texas Department of Transportation



County: Harris

ROW CSJ: 0500-03-608

Parcel ID: P000013416 (408-1)

Project Limits: From N/A To To IH 69 South

Federal Project No.: N/A

Hwy. No.: IH 45

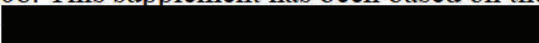
**BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO.:** 



Dear Property Owners:

We are enclosing a brochure entitled "*Relocation Assistance*" that explains the procedures used by the Texas Department of Transportation to assist persons displaced by the purchase of land for highway right of way. We believe that you will find that this brochure is very helpful. The payments and services to which you may be entitled through our Relocation Assistance Program are over and above, and in addition to, the payments you will receive for your land and/or improvements and reimbursement for any incidental expenses incurred in transferring title to the acquiring agency.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. If you accept \$4,883,183.00 in negotiation for your property, you may be entitled to a replacement housing supplement of \$99,012.08. This supplement has been based on the asking price of the residential dwelling(s) located at . You do not have to purchase that particular dwelling to qualify for your replacement housing supplement; however, to claim this supplement you must purchase and occupy a replacement home costing \$2,375,000.00 or more within one year as explained in our brochure. If you receive an amount other than the \$4,883,183.00 mentioned above for your property through negotiations or condemnation, the amount of your housing supplement may have to be changed. If you elect to purchase a replacement home costing less than \$2,375,000.00, it may be necessary to reduce the amount of the supplement. To avoid loss of benefits, you are encouraged to contact this Department before making a binding commitment to purchase a replacement home.

3. If you choose to rent rather than purchase a replacement home, you may or may not be entitled to a rental housing payment. You should notify this Department of your intention to rent so that it may be determined whether you will be entitled to a rental supplement.
4. If you wish to examine the possible replacement dwelling(s) previously mentioned, this agency will provide transportation to assist you to do so. If you wish to examine other possible replacement homes of like price and functional qualities, our relocation assistance personnel will be available to assist with each such visit you would like to make during any reasonable duty hour.
5. If you elect to buy a replacement home and the mortgage interest rate exceeds the one you are paying on the home you now occupy, you will be entitled to an interest differential payment based on the lesser of the existing and new mortgage balances and the shorter of the two mortgage terms. You may also be eligible to receive reimbursement for actual incidental costs in closing, but not to include prepaid expenses for financing the replacement dwelling.
6. Furthermore, you may be entitled to moving costs as explained in our brochure. These costs, however, are limited to personal property and will not include any costs for moving real property.
7. For you to be eligible for a supplemental housing payment, your replacement home must conform to State requirements for decent, safe and sanitary housing. To insure that your replacement home meets the required standards, we suggest you have it inspected by this Department before entering into a contract for its purchase or rental. If this is not possible, we suggest that a provision be included in the purchase contract for the replacement property that the contract is valid only if the property will pass a decent, safe and sanitary inspection by this Department.
8. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
9. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED]. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

Enclosure



Real Estate & Land Division

October 21, 2024

County: Harris  
ROW CSJ: 0500-03-608  
Parcel ID: 322.002TB / P00013402  
Project Limits: From IH 69 (S) To SH 288

Federal Project No.: N/A  
Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO: [REDACTED]

[REDACTED]

Dear [REDACTED]

An offer was made by the Texas Department of Transportation on October 2, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:
  - a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.

[REDACTED]

3. To be eligible for the moving payment, you must provide the Department reasonable advance notice of the approximate date of the start of your move and a list of the items to be moved. Also, you must permit our staff personnel to make reasonable, timely inspections of your personal property at both the displacement and the replacement sites and to monitor your move.
4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
5. Application for moving payments shall be made in writing on standard forms provided by this Department and the application must be filed with this Department no later than eighteen (18) months after the date you actually move from the State-acquired real property.
6. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED]. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

[REDACTED]

Tailing International, LLC

Enclosure:

Acknowledgement of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 322.002TB / P00013402

ROW CSJ No.: 0500-03-608

Highway: IH-45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated October 21, 2024 and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

October 21, 2024

County: Harris  
ROW CSJ: 0500-03-608  
Parcel ID: 322.003TB / P00013402  
Project Limits: From IH 69 (S) To SH 288

Federal Project No.: N/A  
Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO: [REDACTED]

[REDACTED]

Dear [REDACTED]:

An offer was made by the Texas Department of Transportation on October 2, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:
  - a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
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[REDACTED]

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[REDACTED]

Tailing International, LLC

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TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 322.003TB / P00013402

ROW CSJ No.: 0500-03-608

Highway: IH-45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated October 21, 2024, and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

September 3, 2024

County: Harris

ROW CSJ: 0500-03-608

Parcel ID: 324.002 / P00013376

Project Limits: From IH 69 (S) To SH 288

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO. [REDACTED]

Dear [REDACTED]:

An offer was made by the Texas Department of Transportation on October 16, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

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  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.

T 346.334.1627

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Enclosure:

Acknowledgment of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 324.002 / P00013376

ROW CSJ No.: 0500-03-608

Highway: IH-45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated October 16, 2023 and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

September 3, 2024

County: Harris

ROW CSJ: 0500-03-608

Parcel ID: 324.003 / P00013376

Project Limits: From IH 69 (S) To SH 288

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO. [REDACTED]

Dear [REDACTED]:

An offer was made by the Texas Department of Transportation on October 16, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

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T 346.334.1627

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[REDACTED]

Right of Way Manager

Enclosure:

Acknowledgment of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 324.003 / P00013376

ROW CSJ No.: 0500-03-608

Highway: IH-45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated October 16, 2023 and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

September 9, 2024

County: Harris  
ROW CSJ: 0500-03-608  
Parcel ID: 324.004TB / P00013376  
Project Limits: IH 69 (S) to SH 288

Federal Project No.: N/A  
Hwy. No.: IH 45

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. 7022 2410 0002 4395 4304



Dear Occupant(s):

An offer was made by the Texas Department of Transportation on October 16, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
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  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.



T 346.334.1627

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7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED] or [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED]. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

[REDACTED]

*Right of Way Project Manager*

Enclosures:

Acknowledgment of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 324.004 / P00013376

ROW CSJ No.: 0500-03-608

Highway: IH 45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated September 9, 2024 and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



# **RELOCATION ASSISTANCE**

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Right of Way Division



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## Introduction

The development of highways or other public transportation services needed to serve and improve our way of life require the use of land. This, in turn, means that some persons may be required to move to another location. Your Texas Department of Transportation (TxDOT) is aware of the cost and inconvenience associated with having to move from a home, business or farm. In order to assist those who are required to move, TxDOT provides, through its relocation assistance program, payments and services to aid in movement to a new location.

This brochure provides information about available relocation services and payments:

- Section I is for people displaced from a residence.
- Section II is for displaced businesses, farms and nonprofit organizations.
- Section III is for advertising signs.
- Section IV is about relocation assistance services.
- Section V is how to claim a relocation payment.
- Section VI is information on a person's right to appeal TxDOT's determination regarding the amount of a relocation payment or the entitlement to a relocation payment.

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.**

### Special Note

It is not possible to cover the needs and questions of each person. This brochure is for general information purposes only; it is not a document of law, rule or regulation.

## Qualification for Assistance

Relocation assistance is available to individuals, families, businesses, farmers, ranchers and nonprofit organizations lawfully present in the United States who are displaced as a result of a state highway or transportation project. This assistance applies to tenants as well as owners occupying the real property needed for the project.

## Advance Notice

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 or move his property to a new location. To the greatest extent practicable, no person lawfully occupying real property will be required to move from that site without at least a 90-day written notice.

### Caution

To assure eligibility and prompt payment of your relocation benefits, **you must** provide your TxDOT relocation assistance counselor advance notice of the approximate date of the planned move and a list of the items to be moved so that a TxDOT representative may inspect the personal property at the displacement and replacement sites and monitor the move. **An occupant who moves prior to the date negotiations are initiated for acquisition of the property will not be eligible for any relocation payment unless he or she receives a written notice of advanced relocation eligibility before he or she moves from the property.**

## Some Important Definitions

**Acquiring Agency** - The “acquiring agency” or “agency” may be the Texas Department of Transportation (hereinafter referred to as “TxDOT”) or a political subdivision of the state including but not limited to cities and counties.

**Displaced Person** - Any person (individual, family, corporation, partnership, or association) who moves from real property or moves personal property from real property as the result of the acquisition of the real property, in whole or in part, or as the result of a written notice from TxDOT to vacate the real property needed for a state highway or transportation project. In the case of partial acquisition, TxDOT shall determine if a person is displaced as a direct result of the acquisition. Relocation benefits will vary, depending upon the type and length of occupancy of the acquired property. Displaced persons are classified as:

- An owner occupant of a residential property. (Includes mobile homes.)
- A tenant occupant of a residential property. (Includes mobile homes and sleeping rooms.)
- A business, farm or nonprofit organization.
- An individual with only displaced personal property.

**Business** - Any lawful activity conducted primarily for the purchase, sale, lease, and/or rental of either personal or real property, or for the manufacture, processing, and/or marketing of products, commodities, or any other personal property; or for the sale of services to the public; or solely for the purpose of relocation benefits, an outdoor advertising display(s) that must be moved as a result of a state highway or transportation project.

**Family** - The term “family” means two or more individuals living together in a single family dwelling unit who are: related by blood, adoption, marriage, or legal guardianship, who live together as a family unit, plus all other individuals regardless of blood or legal ties who live with and are considered a part of the family unit, or are not related by blood or legal ties but live together by mutual consent.

**Farm** - Any activity conducted solely or primarily for the production of agricultural products or commodities, including timber, for sale and home use, and customarily producing such products or commodities in sufficient quantity to contribute materially to the operator's support.

**Initiation of Negotiations** - The date the acquiring agency makes its first written offer to an owner of real property, or the owner's representative, to purchase the real property for a state highway or transportation project.

**Nonprofit Organization** - An organization that is incorporated under the applicable laws of a state as a nonprofit organization, and exempt from paying federal income taxes under Section 501 of the Internal Revenue Code.

**Small Business** - A business having no more than 500 employees working at the site being acquired.

# Section I: Residential Displacees

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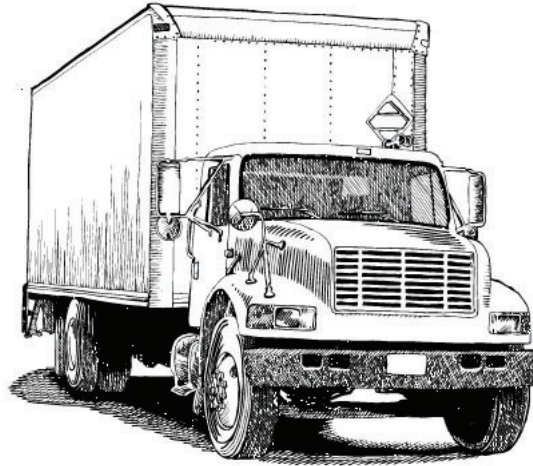
## Moving Cost Reimbursement

If you qualify as a displaced person, you are entitled to reimbursement of your moving costs and certain related expenses incurred in moving. The methods of moving and the various types of moving cost payments are explained below.

## Individuals and Families

Displaced individuals and families may choose to be paid on the basis of actual, reasonable and necessary moving costs and related expenses, or according to a fixed moving cost schedule. However, **to assure your eligibility and prompt payment of moving expenses, you must contact the relocation assistance counselor from TxDOT before you move.**

**You Can Choose Either:**



Actual Reasonable Moving Costs	-OR-	Fixed Moving Cost Schedule
<b>Including:</b> <ul style="list-style-type: none"><li>• Packing and unpacking</li><li>• Temporary storage</li><li>• Transportation</li><li>• Moving insurance</li><li>• Other related costs</li></ul>		<b>Based on</b> Room count

### **Actual Reasonable Moving Costs**

You may be paid for your actual reasonable moving and related expenses when the work is performed by a commercial mover. Reimbursement will be limited to a 50-mile distance. Related expenses may include:

- Packing and unpacking personal property.
- Disconnecting and reconnecting household personal property.
- Utility and telephone connection charges.
- Temporary storage of personal property.
- Insurance while property is in storage or transit.
- Mobile home park entrance fees.

#### **Caution**

**Expenses must be necessary and reasonable as determined by TxDOT and supported by receipts. Prior to taking action or incurring any moving expenses verify eligibility for reimbursement with your relocation assistance counselor.**

### **Fixed Moving Cost Schedule**

Or you may choose to be paid on the basis of a fixed moving cost schedule. This payment is based on the number of rooms in your dwelling. Receipts are not necessary. Under this option you will not be eligible for reimbursement of related expenses.

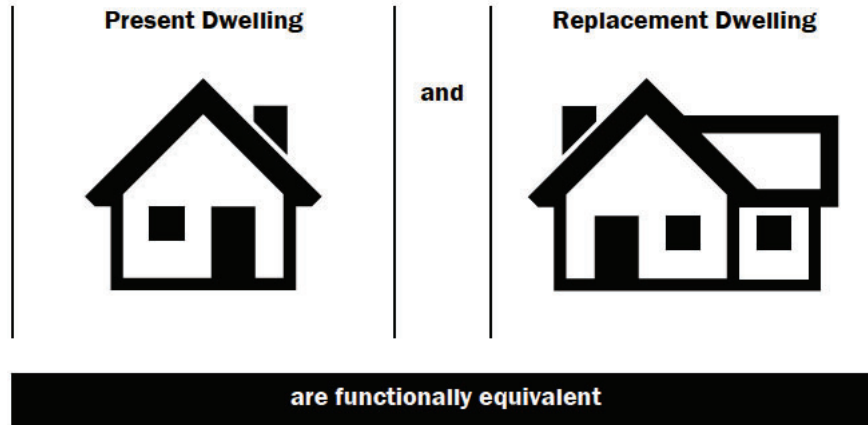
### **Replacement Housing Payments**

Replacement Housing Payments can be better understood if you become familiar with the definition of the following terms . .

- Comparable
- Decent, Safe and Sanitary (DSS)

These terms are explained on the following pages.

**A Comparable Replacement means that your...**



This is regarding:

- Number of rooms
- Living space
- Location
- Square footage

A comparable replacement dwelling must be decent, safe, and sanitary, and should be functionally equivalent to your present dwelling. While it may not necessarily be identical to your present dwelling, the replacement should have certain attributes:

- Similar number of rooms and living space.
- Located in an area not subject to unreasonable adverse environmental conditions.
- Generally not be less desirable than your present location with respect to public utilities and commercial and public facilities.
- Located on a site that is typical size for residential development with normal site improvements.
- Currently available to you and within your financial means.

**Decent, Safe, and Sanitary (DSS) ...**

Replacement housing must be decent, safe, and sanitary. This means it meets all of the minimum requirements established by the state and conforms to applicable housing and occupancy codes. The dwelling shall:

- Be structurally sound, weather tight and in good repair.
- Contain a safe electrical wiring system adequate for lighting and electrical appliances.
- Contain a heating system capable of sustaining a healthful temperature (approximately 70 degrees) except in those areas where local climatic conditions do not require such a system.
- Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person(s).
- Contain a well-lighted and ventilated bathroom providing privacy and containing a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and sewage drainage system.
- Contain a kitchen area with a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, with adequate space and utility connections for a stove and refrigerator.
- Have unobstructed egress to safe, open space at ground level.
- Be free of any barriers that prevent reasonable ingress, egress, or use of the dwelling in the case of a displaced person that is disabled.

**Replacement Housing Payments Are Separated Into Three Basic Types:**

- Purchase Supplement (page 12)
- Rental Assistance (page 13)
- Down Payment Assistance (page 13)

The type of payment depends on whether you are an owner or a tenant, and how long you have lived in the property being acquired prior to negotiations.

**Occupancy Time Periods and What You Are Entitled To**

There is one basic length-of-occupancy requirement that determines the type of replacement housing payment to which you are entitled. Length-of-occupancy simply means the number of days that you occupied a dwelling immediately before the date of initiation of negotiations by the acquiring agency.

Owners who were in occupancy 90 days or more immediately prior to the initiation of negotiations may be eligible for a purchase supplement.

If you are a tenant who has been in occupancy 90 days or more immediately prior to the initiation of negotiations, you may be eligible either for rental or down-payment assistance.

If you have been in occupancy less than 90 days before the initiation of negotiations and the property is subsequently acquired, or if you move onto the property after the initiation of negotiations and you are still in occupancy on the date of acquisition, you may be eligible for rental or down-payment assistance. Check with the relocation assistance counselor for more details.

**Purchase Supplement  
(Owner-Occupants of 90 Days or More)**

If you are an owner and have occupied your home for 90 days or more immediately prior to the initiation of negotiations you may be eligible, in addition to the just compensation for your property, for a purchase supplemental as well as assistance with incidental costs necessary to purchase a comparable decent, safe, and sanitary replacement dwelling. The department will compute the maximum payment you are eligible to receive. **You must purchase and occupy a DSS replacement dwelling within one (1) year.**

**The Purchase Supplement Includes:**

**Price Differential**

The price differential payment is the amount that a replacement dwelling exceeds the acquisition cost of the displacement dwelling. The price differential payment and the following payments are in addition to the acquisition price paid for your property.

**Increased Mortgage Interest Costs**

You may be reimbursed for increased mortgage interest costs if market interest rates for a new mortgage exceed that of your present mortgage. To be eligible, your acquired dwelling must have been encumbered by a bona fide mortgage, which was a valid lien for at least 180 days immediately preceding the initiation of negotiations.

**Incidental Expenses for Replacement Housing**

You may also be reimbursed for other expenses such as reasonable costs incurred for loan applications, recording fees and certain other closing costs. This does not include prepaid expenses such as real estate taxes and property insurance or costs for services normally paid by sellers of residential properties or provided by title companies and closing agents as part of other services.

**The Rental Assistance Supplement  
(Owner-Occupants of Less Than 90 Days and Tenants)**

The rental assistance supplement is designed to assist you when renting a decent, safe and sanitary (DSS) 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 unless TxDOT determines that the payment should be paid in installments. You must rent and occupy a DSS replacement dwelling within one (1) year to be eligible.

All eligible displacees have a freedom of choice in the selection of replacement housing. If a person displaced decides not to accept the replacement housing offered by TxDOT, he or she may choose a replacement dwelling of their choice, providing it meets DSS housing standards.

**Down Payment Assistance**

Owner-occupants of less than 90 days and tenants may be eligible for down-payment assistance and related incidental expenses, not to exceed the amount of the approved rental assistance supplement. Incidental expenses for replacement housing include the reasonable costs of loan applications, recording fees and certain other closing costs. These do not include prepaid expenses such as real estate taxes and property insurance. You may also be eligible for the reimbursement of loan origination or assumption fees, if such fees are normal to real estate transactions in your area and do not represent prepaid interest. Remember, you must purchase and occupy a DSS replacement dwelling within one (1) year of your moving date (for owners) or one (1) year of the date of the 90-day notice to vacate (for tenants).

## **Fair Housing Law**

The Fair Housing Law (Title VIII of the Civil Rights Act of 1968) sets forth the policy of the United States to provide, within constitutional limitations, for fair housing. This act and later acts and amendments make discriminatory practices in the purchase and rental of most residential units illegal if based on race, color, religion, sex or national origin. Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe and sanitary replacement dwellings, not necessarily located in an area of minority concentration, that are within their financial means.

This policy, however, does not require an acquiring agency to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling.

## **To All Residential Displacees**

The most important thing to remember is that the replacement dwelling you select must meet the basic “decent, safe and sanitary” standards to receive any benefits.

### Do not:

- Execute a sales contract or a lease agreement until a representative from TxDOT has inspected and certified in writing that the dwelling you propose to purchase or rent does meet the basic standards.
- Jeopardize your right to receive a replacement housing payment by moving into a substandard dwelling.

## Section II: Businesses, Farms and Nonprofit Organizations

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### Moving Cost Reimbursement

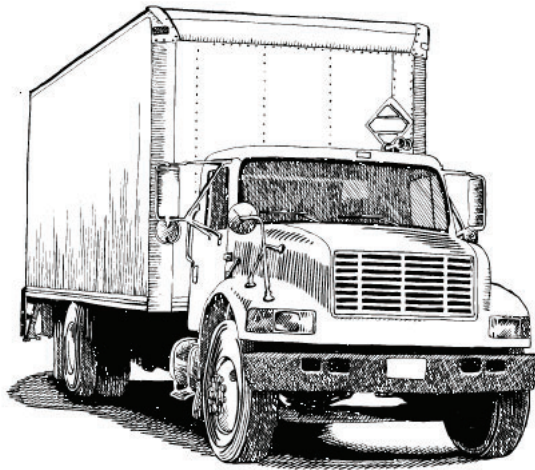
**Owners or tenants may be reimbursed on the basis of actual reasonable moving costs and related expenses or, under certain circumstances, a fixed payment.**

- A. Actual reasonable moving expenses may be paid when the move is performed by a professional mover or if you move yourself (page 16). Related expenses, such as personal property losses (page 18), and expenses in finding a replacement site (page 18) may also be reimbursable. You may also be reimbursed for expenses incurred in the reestablishment of your business (page 18).

or,

- B. You may be eligible to receive a fixed payment. This payment is based on the annual net earnings of the business or farm, not to exceed \$40,000. For a nonprofit organization the fixed payment is the average of two (2) year's annual gross revenues less administrative costs. To qualify for a fixed payment, certain conditions must be met. See page 19.

### **Actual Reasonable Moving Costs**



#### **Including**

Personal Property Losses

#### **Plus**

Expenses in Finding a Replacement

#### **Plus**

Expenses In Reestablishing Your Business

Reimbursements for moving expenses are limited to reasonable and necessary expenses incurred for a move not more than a 50-mile distance from the original location.

#### **Caution**

**Expenses must be necessary and reasonable as determined by TxDOT and supported by receipts. Prior to taking action or incurring any moving expenses verify eligibility for reimbursement with your relocation assistance counselor.**

## **Two Ways to Move Your Enterprise**

- *Professional Mover.* You may be reimbursed the actual reasonable costs of your move carried out by a professional mover. All of your expenses must be supported by paid receipts or invoices to ensure prompt payment of your moving cost claim. Certain other expenses are also reimbursable, such as packing, crating, unpacking, uncrating, disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment and other personal property. Other expenses such as temporary storage costs, insurance while in transit or storage, and the cost of new licenses and permits may also be reimbursable.
- *Self-Move.* If you elect to take full responsibility for all or part of the move, TxDOT may approve a negotiated reimbursement payment not to exceed the lowest acceptable bid or estimate prepared by qualified moving firms, moving consultants or a qualified department employee. If two acceptable bids or estimates cannot be obtained, or you decide to move yourself on an actual cost basis, your moving payment may be based on actual, reasonable moving expenses supported by receipted bills or other evidence of the actual expenses. Cost estimates or bids for negotiated self-move payments shall be obtained by TxDOT. Moreover, self-move payments must be approved by TxDOT before the start of the proposed move.

## **Notification and Inspection**

To assure eligibility and prompt payment for moving expenses, you must provide TxDOT with advance written notice of the approximate date of the planned move and a list of items to be moved so that TxDOT may inspect the personal property at the displacement and replacement sites and monitor the move.

**Direct Losses of Tangible Personal Property/  
Purchase of Substitute Personal Property**

Displaced businesses, farms and nonprofit organizations may be eligible for a payment for the actual direct loss of tangible personal property or the purchase of substitute personal property that is incurred as a result of the move or discontinuance of the operation. This payment will vary depending upon whether the item is replaced or not; however, it may never exceed the estimated cost of moving and reinstallation.

Your relocation assistance counselor will explain this procedure in detail if you are faced with this situation.

**Reestablishment Expenses for Replacement Site**

A small business (not more than 500 employees), farm or nonprofit organization may be eligible to receive a payment, not to exceed \$25,000 for expenses actually incurred in relocating and reestablishing at a replacement site. These reestablishment expenses must be reasonable and necessary as determined by TxDOT. Your relocation assistance counselor will explain the eligible expenses included under this category of relocation assistance.

**Searching Expenses for Replacement Property**

Displaced businesses, farms and nonprofit organizations are entitled to reimbursement for actual reasonable expenses incurred in searching for a replacement property, not to exceed \$2,500. Expenses may include transportation, meals and lodging when away from home; the reasonable value of the time spent during the search; fees paid to real estate agents, brokers, or consultants (excluding commissions); and other expenses determined as reasonable and necessary by TxDOT.

### **Fixed Payment (in Lieu)**

Displaced businesses, farms and nonprofit organizations may be eligible for a fixed payment in lieu of actual moving expenses, reestablishment expenses, personal property losses and searching expenses. The fixed payment may not be less than \$1,000 or more than \$40,000.

For a business to be eligible for a fixed payment, TxDOT must determine that all of the following apply:

1. The business owns or rents personal property that must be moved in connection with its displacement and for which expense would be incurred in its move.
2. The business cannot be relocated without a substantial loss of its existing patronage.
3. The business is not part of a commercial enterprise having more than three other entities not being acquired and are under the same ownership and engaged in the same or similar business activities.
4. The business is not operated at a displacement dwelling solely for the purpose of renting such dwelling to others.
5. The business is not operated at the displacement site solely for the purpose of renting the site to others.
6. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

For the owner of a farm to be eligible for a fixed payment, the farm operation must be displaced either by total or partial acquisition. In the case of a partial acquisition, TxDOT must determine that the acquisition caused the operator to be displaced or it caused a substantial change in the nature of the farm operation.

For a nonprofit organization to be eligible for a fixed payment, it must furnish proof of its nonprofit status under applicable federal or state law.

**Applications for fixed payments in lieu of actual expenses must be filed with TxDOT prior to the planned move from the displacement property.**

- When the fixed payment claim is selected, a displaced business, farm, or nonprofit organization may not claim any other type of moving expenses.
- Not all displaced businesses, farms or nonprofit organizations will qualify for this type of payment. Check with the relocation assistance counselor for more details.

## Section III: Advertising

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The owner of any outdoor advertising display(s) is eligible for a relocation payment for actual moving and related expenses.

### **Types of Payments for Advertising Signs**

#### **Actual Costs**

Actual reasonable moving expenses may be paid when the move is performed by a qualified mover (page 8). Claims for such expenses must be supported with itemized receipts or other verifiable evidence of the expense(s) incurred.

#### **Self-Move**

If you elect to take full responsibility for all or part of the move, TxDOT may approve a negotiated payment as described on page 17. Negotiated self-move payments must be approved by TxDOT prior to the start of the planned move.

- **Direct Loss of Personal Property Expenses**

This payment is based on the depreciated value of the sign in place as determined by TxDOT less the proceeds from its sale, or the estimated cost of moving the sign, but with no allowance for storage, whichever is the lesser amount.

**or**

- **Purchase of Substitute Personal Property**

This payment is based on the replacement cost of like-type sign less the sale/trade-in of current signs, or the estimated cost of moving the existing sign, but with no allowance for storage, whichever is the lesser amount.

### **Searching Expenses**

Owners of displaced advertising signs are entitled to reimbursement for actual reasonable expenses incurred in searching for a replacement sign site (page 18), not to exceed \$2,500.

<b>Caution</b>
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**To assure eligibility and prompt payment for all moving expenses, you must provide TxDOT with advance written notice of the approximate date of the planned move and a sketch of the displaced sign showing its size (dimensions), number of poles, type of materials, lighting and advertisement.**

Also, advertising signs that are moved to locations that do not conform with the highway beautification provisions of the Texas Litter Abatement Act will not be eligible for a relocation reimbursement.

## Section IV: Relocation Services

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### **Relocation Assistance Services**

Any individual, family, business or farm displaced by a state highway or transportation program shall be offered relocation assistance services for the purpose of locating a suitable replacement property. Relocation services are provided by qualified personnel employed by TxDOT. These services are to help you successfully relocate. Relocation assistance agents are there to help and advise you; be sure to make full use of their services. Do not hesitate to ask questions to ensure you understand fully all of your rights and relocation benefits.

### **Personal Contact**

A relocation assistance counselor will contact you personally. Relocation services and payments will be explained in accordance with your eligibility. During the initial interview, your housing needs and desires will be determined as well as your need for assistance. You cannot be required to move unless at least one comparable replacement dwelling is made available to you. When possible, comparable housing will be inspected prior to being made available to you to assure that it meets decent, safe and sanitary standards.

In addition, the relocation assistance counselor will give you current listings of other available replacement housing. Transportation will be provided to inspect available housing, especially if you are elderly or disabled. The department will also provide counseling or help you get assistance from other available sources to minimize hardships in adjusting to your new location. Information concerning other federal, state and local housing programs offering assistance is also available.

### **Business and Farm Assistance**

The relocation assistance counselor will assist in locating commercial properties and farms. Steps will be taken to minimize economic harm and to increase the likelihood of relocating into the affected community. The counselor will also explore and provide advice about possible sources of funding and assistance from other local, state and federal agencies.

**Social Services Provided by Other Agencies**

Your relocation assistance counselor will be familiar with the services provided by other public and private agencies in your community. If you have special needs, the counselor will make every effort to secure the services of those agencies with trained personnel to help you. Make your needs known so you may receive the proper assistance.

**Relocation Office**

In addition to personal contacts by the relocation assistance counselor, TxDOT agency may establish a relocation office on or near a project where a considerable number of people are to be relocated. Project relocation offices are open during convenient hours, including evening hours when necessary.

The office maintains a variety of information concerning:

- Listings of available replacement properties
- Local housing ordinances building codes
- Social services
- Security deposits interest rates and terms
- Typical down payments
- Veterans Affairs (VA) and Federal Housing Administration (FHA) loan requirements
- Real property taxes
- Consumer education literature on housing

Visit your relocation office if one has been established. You will be more than welcome.

## **Relocation Advisory Assistance**

### **Checklist**

This checklist is a summary of the relocation advisory assistance you may reasonably expect to receive if you are displaced by a state highway or transportation project. In addition, TxDOT is required to coordinate its relocation activities with other agencies causing displacements to ensure that all persons displaced receive fair and consistent relocation benefits.

The relocation assistance counselor will personally interview persons displaced to:

- Determine needs and preferences
- Explain relocation benefits
- Offer assistance
- Offer transportation 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 DSS acceptability
- Supply information on other federal and state programs offering assistance
- Provide counseling to minimize hardships

## **Section V: Claim for Payment**

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### **How Do I Obtain My Relocation Payment?**

You must file a claim for reimbursement. The department will provide required claim forms, assist you in completing them and explain the documentation to submit to receive your relocation reimbursement. If the expenses that you must meet prior to your move cause a hardship, discuss your financial needs with TxDOT.

### **When Should I File My Claim?**

You must have all your claims submitted to TxDOT no later than 18 months from the date you move, or are required to move. However, it is to your advantage to file as soon as possible after you move. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, TxDOT may extend this time period for good cause. The department is required to pay you promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

### **Duplicate Payments**

No payment will be made under the Relocation Program if the displaced person is eligible to receive another payment provided by law that has substantially the same purpose and effect as the relocation payment.

### **Another Important Benefit**



**No Adverse Effects on:**

**Social Security Eligibility**

**Welfare Eligibility**

**Income Taxes**

No relocation payment received will be considered as income for the purpose of the Internal Revenue Code or for determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other federal law.

## **Section VI: Right of Appeal**

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If you believe that TxDOT has failed to properly determine your eligibility, or the amount of a payment, you may appeal to TxDOT's Relocation Assistance Review Committee. Applications for appeal must be submitted in writing. TxDOT will assist you in filing an appeal and explain the procedures to follow. You will be given a prompt and full opportunity to be heard by the review committee. You have the right to be represented by legal counsel or other representative at your own expense.

The review committee will consider all pertinent justification and material submitted by you and other available information needed to ensure a fair review. The committee will provide a written determination resulting from the appeal with an explanation of the basis for the decision.

## Section VII: Civil Rights

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In accordance with Title VI of the Civil Rights Act of 1964 and related statutes, it is the policy of the department to ensure that no person shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination under any of our programs or activities on the grounds of race, religion (where the primary objective of the financial assistance is to provide employment. 42 U.S.C. §2000d-3), color, national origin, sex, age, retaliation or disability.

If you believe you have been discriminated against or your rights have been violated under any program or activity of the department, you may file a Title VI Discrimination Complaint.

**The Title VI Discrimination Complaint Form can be obtained by:**

- Visiting TxDOT's website at <http://www.txdot.gov/inside-txdot/office/civil-rights/contact.html>
- Contacting the Office of Civil Rights (866) 480-2518
- Visiting the Office of Civil Rights located at 200 E. Riverside Dr., 2<sup>nd</sup> floor, Austin Tx 78704

If you have questions about completing the form, contact the Office of Civil Rights at the number listed above. Upon request, assistance will be provided if you have limited English proficiency or are disabled. Complaints also may be filed using an alternative format, such as computer disk, audio tape or in braille. If you have a speech or hearing impairment, call Texas Relay at (800) 735-2988 or 711 for assistance.

The department's Office of Civil Rights will notify you when it receives your complaint.

## Notes

## Notes

## Notes



**Relocation Office**

Contact the Relocation Assistance Office for relocation advisory assistance and information pertaining to the state law and procedures that regulate this program.



## RELOCATION ASSISTANCE SERVICES SURVEY

Form ROW-R-Survey  
(12/14)  
Page 1 of 1

**ROW CSJ Number:** 0500-03-608

**Parcel Number:** 324.004TB / P00013376

**Displacee Name:**

The Texas Department of Transportation is constantly monitoring the effectiveness of its relocation assistance program. Your feedback is an important part of evaluating these services. After you have completed your move please take a few minutes to complete this evaluation and return it to TxDOT.

	Excellent	Good	Average	Below Average	Poor	Not Applicable
How well did your agent explain the relocation process and describe the notices you would receive?	5	4	3	2	1	
Rate the agent at being able to answer your questions?	5	4	3	2	1	
How well did the agent explain claim types available to you?	5	4	3	2	1	
Agents are required to meet with you in-person throughout the entire relocation process. Please rate their performance in this respect?	5	4	3	2	1	
Rate your agent at being courteous and professional?	5	4	3	2	1	
Did the relocation agent inform you about other properties in the area and offer to show them to you?	5	4	3	2	1	
How useful was the printed material provided to you?	5	4	3	2	1	
Overall, please rate the way your relocation was handled?	5	4	3	2	1	

Comments:

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Please return completed surveys to:  
Right of Way Division  
Texas Department of Transportation  
125 E. 11th St.  
Austin, TX 78701-9909

Contact/Help



Real Estate & Land Division

September 6, 2024

County: Harris  
ROW CSJ: 0500-03-608  
Parcel ID: 324.005TB / P00013376  
Project Limits: IH 69 (S) to SH 288

Federal Project No.: N/A  
Hwy. No.: IH 45

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Occupant(s):

An offer was made by the Texas Department of Transportation on October 16, 2023 to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:
  - a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.

[REDACTED]  
[REDACTED]

T 346.334.1627

3. To be eligible for the moving payment, you must provide the Department reasonable advance notice of the approximate date of the start of your move and a list of the items to be moved. Also, you must permit our staff personnel to make reasonable, timely inspections of your personal property at both the displacement and the replacement sites and to monitor your move.
4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
5. Application for moving payments shall be made in writing on standard forms provided by this Department and the application must be filed with this Department no later than eighteen (18) months after the date you actually move from the State-acquired real property.
6. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED] or [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED]. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

Sincerely,

[REDACTED]  
*Right of Way Project Manager*

Enclosures:

Acknowledgment of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 324.005 / P00013376

ROW CSJ No.: 0500-03-608

Highway: IH 45

I, \_\_\_\_\_ hereby acknowledge receipt on \_\_\_\_\_ of a copy of the 90-day notice prepared by Tailing International, LLC dated September 6, 2024 and a copy of the State's Relocation Assistance brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

November 21, 2024

**VIA CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
	\$1,565.00 + \$279.00 (Utilities) = \$1,844.00	

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$20,272.14 (42 x \$482.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$1,844.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$1,844.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$20,272.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Signature:

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(Re [REDACTED])

Date: 11/21/24

I acknowledge receipt of this notice: \_\_\_\_\_

(Resident Name Signature)

Date: 11/23/2024

(Resident Printed Name)



Real Estate & Land Division

November 25, 2024

County: Harris

ROW CSJ: 0500-03-619

Parcel ID: 1116.002TB / P00084088

Project Limits: Stokes Street to W. Tidwell / E. Tidwell

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. [REDACTED]

[REDACTED]

Dear Property Owner(s):

An offer was made by the Texas Department of Transportation on May 3, 2024, to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:
  - a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.

3. To be eligible for the moving payment, you must provide the Department reasonable advance notice of the approximate date of the start of your move and a list of the items to be moved. Also, you must permit our staff personnel to make reasonable, timely inspections of your personal property at both the displacement and the replacement sites and to monitor your move.
4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
5. Application for moving payments shall be made in writing on standard forms provided by this Department and the application must be filed with this Department no later than eighteen (18) months after the date you actually move from the State-acquired real property.
6. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call [REDACTED]. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

Sincerely,

[REDACTED]  
*Tailing International, LLC*

Enclosures:

Acknowledgment of Receipt of 90 Day Notice and Relocation  
Brochure TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 1116.002TB / P00084088

ROW CSJ No.: 0500-03-619

Highway: IH-45

I, \_\_\_\_\_ hereby acknowledge receipt on  
\_\_\_\_\_ of a copy of the 90-day notice prepared by  
Tailing International, LLC dated November 25, 2024 and a copy of the State's Relocation Assistance  
brochure dated March 2015.

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

November 25, 2024

County: Harris

ROW CSJ: 0500-03-619

Parcel ID: 1116.003TB / P00084088

Project Limits: Stokes Street to W. Tidwell / E. Tidwell

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NO. [REDACTED]

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[REDACTED]  
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Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 1116.003TB / P00084088

ROW CSJ No.: 0500-03-619

Highway: IH-45

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Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

October 9, 2024

County: Harris

ROW CSJ: 0500-03-619

Parcel ID: 1129.002TB / P00084101

Project Limits: From Stokes Street To W Tidwell / E Tidwell

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO: [REDACTED]

Dear [REDACTED]:

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Sincerely,

[REDACTED]

Tailing International, LLC

Enclosure:

Acknowledgement of Receipt of 90 Day Notice and Relocation Brochure  
TxDOT Relocation Assistance Brochure  
Relocation Survey with Return Envelope



Real Estate & Land Division

**ACKNOWLEDGMENT OF RECEIPT OF 90 DAY NOTICE AND RELOCATION BROCHURE**

County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 1129.002TB / P00084101

ROW CSJ No.: 0500-03-619

Highway: IH-45

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\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



Real Estate & Land Division

October 9, 2024

County: Harris

ROW CSJ: 0500-03-619

Parcel ID: 1129.003TB / P00084101

Project Limits: From Strokes Street To W Tidwell / E Tidwell

Federal Project No.: N/A

Hwy. No.: IH-45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO: [REDACTED]

[REDACTED]

Dear [REDACTED]:

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[REDACTED]

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Tailing International, LLC

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Real Estate & Land Division

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County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 1129.003TB / P00084101

ROW CSJ No.: 0500-03-619

Highway: IH-45

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Date

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Date



Real Estate & Land Division

October 9, 2024

County: Harris

ROW CSJ: 0500-03-619

Parcel ID: 1129.004TB / P00084101

Project Limits: From Strokes Street to W Tidwell / E Tidwell

Federal Project No.: N/A

Hwy. No.: IH-I45

BY CERTIFIED MAIL, RETURN RECEIPT REQUIRED, NO: [REDACTED]

[REDACTED]  
Dear [REDACTED]:

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Sincerely,

[REDACTED]

Tailing International, LLC

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Relocation Survey with return Envelope



Real Estate & Land Division

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County: Harris

District: Houston

Federal Project No.: N/A

Parcel ID: 1129.004TB / P00084101

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Highway: IH-45

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\_\_\_\_\_  
Signature of Owner(s)

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Date

\_\_\_\_\_  
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Date



Real Estate & Land Division

October 9, 2024

County: Harris  
ROW CSJ: 0500-03-619  
Parcel ID: 1129.005TB / P00084101  
Project Limits: From Strokes Street to W Tidwell / E Tidwell

Federal Project No.: N/A  
Hwy. No.: IH-45

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[REDACTED]

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[REDACTED] Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.

[REDACTED]

Tailing International, LLC

Enclosure:

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Relocation Survey with Return Envelope



Real Estate & Land Division

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District: Houston

Federal Project No.: N/A

Parcel ID: 1129.005TB / P00084101

ROW CSJ No.: 0500-03-619

Highway: IH-45

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\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner(s)

\_\_\_\_\_  
Date



## RELOCATION ASSISTANCE NOTIFICATION – NON-RESIDENTIAL

September 15, 2023

County: Harris  
ROW CSJ: 0500-03-608  
Parcel ID: P00013404/325-R01  
Project Limits: At IH 69 South

Federal Project No.: N/A  
Hwy No.: IH 45

**VIA CERTIFIED MAIL #** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

[REDACTED]:

An offer was made by the Texas Department of Transportation on September 11, 2023 to purchase the above- designated property, on which you are located, for highway right-of-way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

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Sincerely,

[REDACTED]  
Trinity Consulting



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

November 20, 2024

**VIA CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address



Rent & Utility Costs

\$1,845.00 + \$413.00  
(Utilities) = \$2,258.00

Contact Info



Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$37,660.14 (42 x \$896.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,258.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,258.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$37,660.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_  
(Re [REDACTED])

Date: 11/21/24

[REDACTED]  
\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_  
(Resident Name Signature)

[REDACTED]  
\_\_\_\_\_  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

December 3, 2024

**VIA EMAIL AND CERTIFIED MAIL #** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$2,571.00 + \$349.00 (Utilities) = \$2,920.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$60,634.14 (42 x 1,443.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,920.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,920.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$60,634.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.



Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]  
(Relocation Agent Name Signature)

Date: 12/03/24

[REDACTED]  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_  
(Resident Name Signature)

Date: \_\_\_\_\_

[REDACTED]  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE  
RESIDENTIAL TENANT  
Clayton Homes**

September 10, 2024

**VIA EMAIL AND CERTIFIED MAIL #** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). As an occupant of Clayton Homes, you were offered a Tenant Protection Voucher by HHA, and you have utilized that voucher to move from Clayton Homes to another place of residence. This letter is being provided to notify you of another relocation option available to you through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity), a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home, planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)**

Enclosed is a brochure entitled, "TXDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive the payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services. Including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses to move from your current home to another home using this relocation benefit option through TxDOT.

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, (2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address

[REDACTED]

Rent & Utility Costs

\$3,100.00 + \$598.00  
(Utilities)= \$3,698.00

Contact Info

[REDACTED]

Based upon the information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$93,310.14 (42 x \$2,221.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$3,698.00 per month or more, including utilities, **within one year from receipt of this notice**. If your replacement dwelling rents for less than \$3,698.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit other than the unit you may be currently occupying with the Tenant Protection Voucher that was issued by HHA.**

We will not base your rental assistance payment on any dwelling that is not comparable, decent, safe and sanitary.

4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$93,310.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling within **one year from receipt of this notice**.

**Please note** that if you accept this relocation benefit option through TxDOT, you would be relinquishing the Tenant Protection Voucher that was issued to you by HHA.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe and sanitary inspection by TxDOT.

If you are not satisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.



Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted **no later than eighteen (18) months from the date you are in receipt of this notice.**

If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your relocation agent [REDACTED]. The relocation team will assist to ensure that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.



Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail
- ☒ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(



(Relocation Agent Printed Name)

Date: 09/10/24

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_

(Resident Name Signature)



(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

August 12, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

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Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$1,920.00 + \$282.00 (Utilities) = \$2,202.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$30,478.14 (42 x \$725.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,202.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,202.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$30,478.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

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This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

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- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]  
(Relocation Agent Name Signature)

Date: 08/13/2024

[REDACTED]  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_  
(Resident Name Signature)

[REDACTED]  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

October 01, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address



Rent & Utility Costs

\$2,250.00 + \$512.00  
(Utilities) = \$2,762.00

Contact Info



Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$39,760.14 (42 x \$946.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,762.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,762.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$39,760.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(

[REDACTED]

Date: 10/01/24

\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
(Resident Name Signature)

[REDACTED]  
\_\_\_\_\_  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

December 12, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$2,440.00 + \$349.00 (Utilities) = \$2,789.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$93,272.34 (42 x \$2,220.77), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,789.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,789.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$93,272.34 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



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Trinity Consulting

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- ☐ Mailed USPS certified
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- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_



Date: 12/12/24



\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
(Resident Name Signature)

\_\_\_\_\_  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

September 20, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

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Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address



Rent & Utility Costs

\$2,199.00 + \$501.00  
(Utilities) = \$2,700.00

Contact Info



Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$64,218.00 (42 x \$1,529.00), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,700.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,700.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$64,218.00 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

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Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]  
(R

Date: 09/20/24

[REDACTED]  
\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_  
(Resident Name Signature)

Date: \_\_\_\_\_

[REDACTED]  
\_\_\_\_\_  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

August 16, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



<u>Address</u>	<u>Rent &amp; Utility Costs</u>	<u>Contact Info</u>
[REDACTED]	\$1,575.00 + \$347.00	[REDACTED]
[REDACTED]	(Utilities) = \$1,922.00	

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$57,189.30 (42 x \$1,361.65), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$1,922.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$1,922.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$57,189.30 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

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This letter is important to you and should be retained.



Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(Relocation Agent Name Signature)

Date: 08/16/24



(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_

(Resident Name Signature)

Date: 8/20/2024



(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

September 6, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



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1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

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<u>Address</u>	<u>Rent &amp; Utility Costs</u>	<u>Contact Info</u>
██████████ ██████████	\$2,500.00 + \$570.00 (Utilities) = \$3,070.00	██████████

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$78,918.00 (42 x \$1,879.00), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$3,070.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$3,070.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$78,918.00 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

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Sincerely,

[REDACTED]

Trinity Consulting

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- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(

[REDACTED]

[REDACTED]

(Relocation Agent Printed Name)

Date: 09/06/24

I acknowledge receipt of this notice: \_\_\_\_\_

(Resident Name Signature)

Date: 9/11/2024

(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

September 10, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Rent & Utility Costs  
 $\$2,500.00 + \$393.00$   
 (Utilities) = \$2,893.00

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$53,744.46 (42 x \$1,279.63), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,893.00 per month or more, including utilities, **within one year of receipt of this notice.** If your replacement dwelling rents for less than \$2,893.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$53,744.46 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice.**

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]

Date: 09/10/24

(R

[REDACTED]  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: [REDACTED]  
(Resident Name Signature)

Date: 9/11/2024

[REDACTED]  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

September 6, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
	$\$2,400.00 + \$349.00$ (Utilities) = \$2,749.00	

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$53,452.14 (42 x \$1,272.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,749.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,749.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$53,452.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

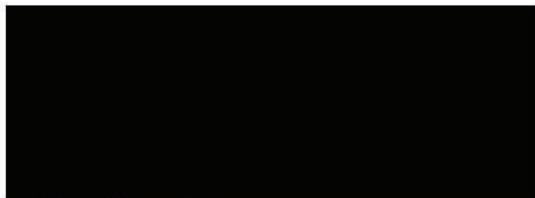
If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.



Trinity Consulting

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- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]

Date: 09/06/24

(

[REDACTED]

(Relocation Agent Printed Name)

I acknowledge receipt of this notice: [REDACTED]  
(Resident Name Signature)

Date: 9/6/2024

[REDACTED]

(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

August 16, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



<u>Address</u>	<u>Rent &amp; Utility Costs</u>	<u>Contact Info</u>
██████████ ██████████	\$2,550.00 + \$570.00 (Utilities) = \$3,120.00	██████████

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$85,140.30 (42 x \$2027.15), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$3,120.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$3,120.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$85,140.30 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

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Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

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- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED]

(R)

Date: 08/16/24

[REDACTED]

(Relocation Agent Printed Name)

I acknowledge receipt of this notice: [REDACTED]

Date: 8/18/2024

(Resident Name Signature)

[REDACTED]

(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

September 20, 2024

**VIA EMAIL AND CERTIFIED MAIL#** [REDACTED]

**RE** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

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1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
	\$2,130.00 + \$349.00 (Utilities) = \$2,479.00	

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$42,112.14 (42 x \$1,002.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,479.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,479.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$42,112.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

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This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

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- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: [REDACTED] (R

Date: 09/20/24

(R

(Relocation Agent Printed Name)

I acknowledge receipt of this notice: [REDACTED]  
(Resident Name Signature)

Date: 9/24/2024

(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

November 21, 2024

**VIA CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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1. a licensed and bonded commercial mover of your choice
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4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

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Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$1,329.00 + \$210.00 (Utilities) = \$1,539.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$16,492.14 (42 x \$392.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$1,539.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$1,539.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$16,492.14 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

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This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

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- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_  
(Re [REDACTED])

Date: 11/21/24

\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_  
(Resident Name Signature)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

December 3, 2024

**VIA EMAIL AND CERTIFIED MAIL RECEIPT #** [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

To ensure that you are informed of and provided your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). TxDOT has hired Trinity Consulting (Trinity) a relocation firm who will work with you to provide advisory services on the relocation options available, as well as additional relocation services which you may be entitled should you elect to utilize the URA eligibility option. These services include identifying a replacement home planning and coordinating your move and completing claim forms.

- This is your Notice of Eligibility for relocation assistance
- The effective date of your eligibility is February 16, 2019.

**NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance under the URA, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.**

Enclosed is a brochure entitled, "TxDOT Relocation Assistance". Please read the brochure carefully. It explains your rights and provides additional information on your eligibility for relocation payments and what you must do to receive payments.



**The relocation assistance to which you are entitled includes:**

1. Relocation Advisory Services, including relocation benefits, which includes financial and advisory benefits.
2. Payment for Moving Expenses

Payment for Moving Expenses. You may choose from the following options:

1. a licensed and bonded commercial mover of your choice
2. a payment for your actual reasonable moving and related expenses
3. a fixed moving payment based on the URA Fixed Residential Moving Cost Schedule (see schedule below)
4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
No. of Rooms	Six	Seven	Eight	Each Additional Room	-
Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
\$400			\$50		

3. Rental Assistance Payment.

If you qualify and elect to claim your relocation benefits utilizing the TxDOT relocation assistance program in compliance with the URA, the relocation payment will be based one of these factors: (1) the monthly rent and cost of utility services at Clayton Homes, 2) Fair Market Rent (FMR) if current housing cost are deemed low (less than 50% of FMR) or (3) for low-income persons, 30% of your average monthly gross household income. The payment is calculated based on the difference between the factors 1, 2 or 3 above, as applicable, and the replacement housing costs for a one-month period. You may be eligible for the difference for a period of three and a half years (42 months). Please note that URA assistance is not adjusted to reflect future rent increases.

Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



<u>Address</u>	<u>Rent &amp; Utility Costs</u>	<u>Contact Info</u>
[REDACTED]	\$2,410.00 + \$349.00 (Utilities) = \$2,759.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$86,621.22 (42 x 2,062.41), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$2,759.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$2,759.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

If you elect to purchase rather than rent a replacement dwelling, you may be entitled to a down-payment supplement not to exceed \$86,621.22 for down payment and incidental expenses. Any amount paid under this provision must be applied towards the purchase of a decent, safe, and sanitary replacement dwelling. To claim this payment, you must purchase and occupy a residential dwelling **within one year from receipt of this notice**.

**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

If you are dissatisfied with the determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by TxDOT's Relocation Assistance Review Committee as explained in the brochure.

Application for relocation assistance payments must be made in writing on standard TXDOT forms provided by Trinity. Completed claim forms must be submitted no later than eighteen (18) months after the date you are in receipt of this notice.



If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

This letter is important to you and should be retained.

Sincerely,

[REDACTED]

Trinity Consulting

Method of Delivery check all that apply:

- ☐ Hand delivered
- ☐ Mailed regular mail or email
- ☐ Mailed USPS certified
- ☐ Posted on door (must have photo)
- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_

(

[REDACTED]

Date: 12/03/24

[REDACTED]

(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_

(Resident Name Signature)

Date: 12/3/2024

[REDACTED]

(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

November 21, 2024

**VIA CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

On February 16, 2019, the Texas Department of Transportation's (TxDOT) made a written offer to acquire Clayton Homes from the Houston Housing Authority (HHA), as part of the North Houston Highway Improvement Project (NHHIP). It is our understanding that you have since moved away from Clayton Homes. This letter is being provided to notify you of another relocation option through TxDOT.

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1. a licensed and bonded commercial mover of your choice
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4. or a combination of the above

Current Fixed Moving Payment schedule for Texas

<b>A. UNFURNISHED UNITS - Occupant owns furniture.</b>					
No. of Rooms	One	Two	Three	Four	Five
Amount	\$600	\$800	\$1,000	\$1,200	\$1,400
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Amount	\$1,600	\$1,750	\$1,900	\$150	-
<b>B. FURNISHED UNITS - Occupant does not own furniture.</b>					
First Room			Each Additional Room		
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Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$1,510.00 + \$279.00 (Utilities) = \$1,789.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$17,962.14 (42 x \$427.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$1,789.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$1,789.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

We will not base your rental assistance payment on any dwelling that is not comparable, and decent, safe, and sanitary.

#### 4. Down-Payment Assistance

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**Please note** that all replacement housing must be inspected to ensure it is decent, safe, and sanitary before any replacement housing payments are made. If this is not possible, we suggest that a provision be included in the earnest money contract for the replacement property that the contract is valid only if the property will pass, decent, safe, and sanitary inspection by TXDOT.

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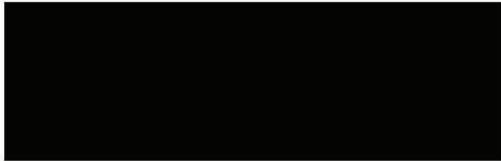
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Sincerely,



Trinity Consulting

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- ☐ Mailed USPS certified
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- ☐ Picked up in office

Relocation Agent: [REDACTED]  
(Relocation Agent Signature)

Date: 11/21/24

[REDACTED]  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_  
(Resident Name Signature)

[REDACTED]  
(Resident Printed Name)



**NOTICE OF ELIGIBILITY FOR URA RELOCATION ASSISTANCE**  
**RESIDENTIAL TENANT**  
**Clayton Homes**

November 21, 2024

**VIA CERTIFIED MAIL#** [REDACTED]

[REDACTED]

**RE:** [REDACTED]

Dear [REDACTED]:

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Listed below is the comparable replacement dwelling that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect this and other replacement dwellings.



Address	Rent & Utility Costs	Contact Info
[REDACTED]	\$1,371.00 + \$210.00 (Utilities) = \$1,581.00	[REDACTED]

Based upon the income information you provided, rent and utilities at Clayton Homes, you may be eligible for a maximum replacement housing payment of \$18,256.14 (42 x \$434.67), if you rent the dwelling identified above as the most comparable to your current home or rent another dwelling of equal cost.

You do not have to rent that particular comparable dwelling to qualify for your rent supplement; however, to claim this supplement you must rent and occupy a replacement dwelling costing \$1,581.00 per month or more, including utilities, **within one year of receipt of this notice**. If your replacement dwelling rents for less than \$1,581.00 per month, the supplement may be reduced reflecting the lesser amount. **To avoid any loss of this benefit, you are encouraged to consult with your relocation agent before making any kind of commitment to rent a unit.**

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If you have any questions about this letter and your eligibility for relocation assistance and payments, please contact your Relocation Agent, [REDACTED]. The relocation team will assist in ensuring that you preserve your eligibility for all relocation payments to which you may be entitled. Also let your Relocation Agent know if you need auxiliary aides, written translation, oral interpretation, or other assistance to fully participate in the relocation process.

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Sincerely,

[REDACTED]

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- ☐ Picked up in office

Relocation Agent: \_\_\_\_\_  
(R [REDACTED] e)

Date: 11/21/24

\_\_\_\_\_  
(Relocation Agent Printed Name)

I acknowledge receipt of this notice: \_\_\_\_\_ Date: \_\_\_\_\_  
(Resident Name Signature)

\_\_\_\_\_  
(Resident Printed Name)

August 14, 2024

County: Harris

ROW CSJ: 0110-06-148

Parcel: P00060890 (1505)

Project Limits: South of Shepherd to South of West Road

Federal Project No.: N/A

Highway No.: IH45

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. [REDACTED]

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. [REDACTED]

Dear [REDACTED]

An offer was made by the Texas Department of Transportation on July 24, 2024, to purchase the above-designated property, on which you are located, for highway right of way. This Department assists persons displaced by the purchase of land for transportation purposes through our Relocation Assistance Program. The payments and services to which you may be entitled are outlined in the enclosed brochure which is entitled "*Relocation Assistance*." We believe that you will find that this brochure is very helpful.

Please take careful note of each and all of the following statements:

1. You will not be required to move from the property being acquired for at least 90 days from the date of this letter. At some later date you will be given a written notice and a date by which you must vacate the property. You will have at least 30 days after receipt of the written notice before you must move.
2. You may be entitled to a relocation assistance payment for moving costs and related expenses as explained in our brochure. This payment, however, is limited to the cost of relocating your displaced personal property and will not include any costs for moving real property. Such payment may include:

- a. Actual reasonable costs and related expenses in moving and reinstalling your personal property from the real property acquired by the State for highway right of way.
  - b. Actual reasonable and necessary costs involved in reestablishing your business.
  - c. Actual direct losses of tangible personal property in moving or discontinuing an activity.
  - d. Actual reasonable expenses in searching for a replacement location.
  - e. In lieu of the actual moving expenses described in the foregoing statements, you may be eligible for a fixed moving payment based on your annual net earnings.
3. To be eligible for the moving payment, you must provide the Department reasonable advance notice of the approximate date of the start of your move and a list of the items to be moved. Also, you must permit our staff personnel to make reasonable, timely inspections of your personal property at both the displacement and the replacement sites and to monitor your move.
  4. Be advised that any lease agreement you may currently be a party to is still valid and fully enforceable by your landlord. Please coordinate with your relocation agent to determine when the lease agreement has been extinguished.
  5. Application for moving payments shall be made in writing on standard forms provided by this Department and the application must be filed with this Department no later than eighteen (18) months after the date you actually move from the State-acquired real property.
  6. Any person or entity who is not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child.
  7. Finally, if you are dissatisfied with a determination as to your eligibility for a payment or the amount of any relocation payment, you may request a review of your case by the Texas Department of Transportation's Relocation Assistance Review Committee as explained in our brochure.

We request that you thoroughly read and examine our brochure for additional information and the requirements for payment eligibility. Assistance in preparing the necessary forms and with the filing of your claims for any benefits to which you may be entitled, as well as any additional information desired concerning our relocation assistance program, will be made available to you from this office. If any such help is desired, please contact your relocation advisor [REDACTED] or visit the Texas Department of Transportation office at [REDACTED]. In the event you are unable to contact our office between 8 a.m. and 5 p.m., you may call our general telephone number and voice mail box at [REDACTED] hours a day. Our contact person will cooperate with you in setting up an appointment at a time and place convenient for you.



Overland, Pacific & Cutler, Inc.  
On behalf of Texas Department of Transportation  
Right of Way Division – Houston Office

# **NHHIP VRA PROGRESS REPORT**

**February 23, 2025**

## **APPENDIX C**

**ACCESS TO ESSENTIAL SERVICES PLAN**



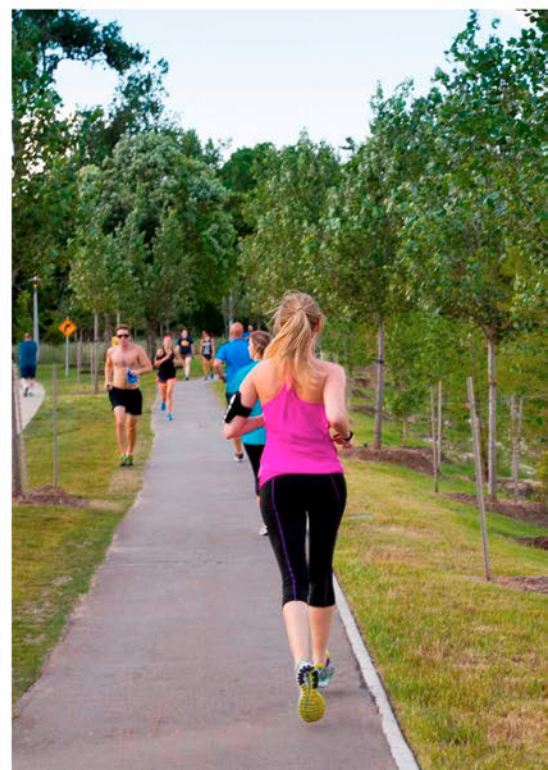
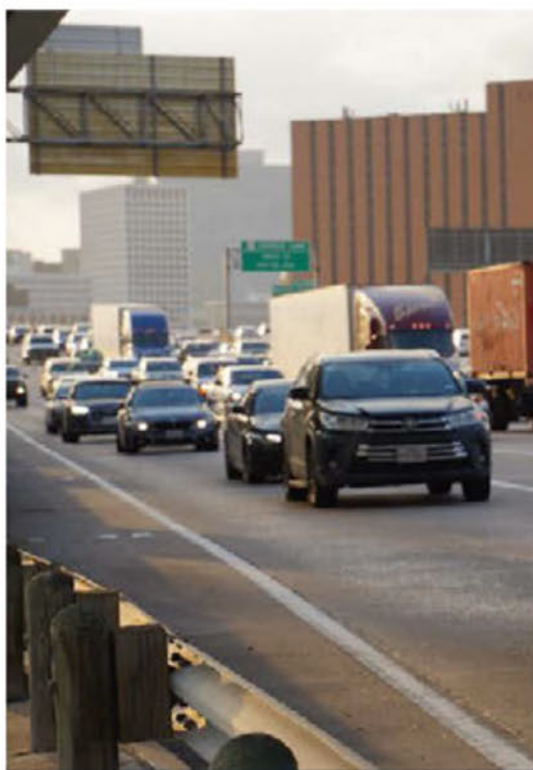
U.S. Department  
of Transportation  
Federal Highway  
Administration



# I-45 North Houston Highway Improvement Project (NHHIP)

## ESSENTIAL SERVICES PLAN

February 2025



## EXECUTIVE SUMMARY:

This plan details the approach the Texas Department of Transportation (TxDOT) will implement to ensure that roadway, transit, and pedestrian/bicycle access to essential services will be maintained during and after construction in neighborhoods where such essential services will be impacted by the Project. Per the NHHIP Voluntary Resolution Agreement, essential services include, but are not limited to, health care facilities, grocery stores, pharmacies, schools, places of worship, and voting locations.

### 1. DESIGN PHASE ACTIVITIES

During the design phase:

- TxDOT will identify essential services located within a half-mile of the project. Essential services include but are not limited to health care facilities, grocery stores, pharmacies, schools, places of worship and voting locations.
- TxDOT's Designer will identify existing roadway, transit, and pedestrian/bicycle access to the identified essential services within the project limits.
- TxDOT's Designer will prepare sequence of construction plans to maintain roadway, transit, and pedestrian/bicycle access during construction. Design will be prepared in accordance with latest version of applicable TxDOT procedures, specifications, manuals, guidelines, standard drawings, and standard specifications or previously approved special provisions and special specifications, which include:
  - *Roadway Design Manual*, published by TxDOT;
  - *Texas Manual on Uniform Traffic Control Devices* (TMUTCD), published by TxDOT;
  - *Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges* (latest Edition), published by TxDOT;
  - other State or Federal approved manuals and guides as applicable.
- The Designer shall develop construction sequencing plans to include:
  - A written narrative of the construction sequencing and work activities per construction phase.
  - Details for the proposed traffic control devices (regulatory signs, warning signs, guide signs, route markers, construction pavement markings, barricades, flag personnel, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.
  - Details for the proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flag personnel, signals, etc.).
  - Details will show temporary roadways, ramps, structures, and detours required to maintain access throughout the construction phasing.
  - Identification of any required closures during construction. For each required closure, construction plans will include details for the proposed traffic control devices for alternative access routes for the duration of the closure.
  - Construction plans will include notes with requirements for the contractor to coordinate with TxDOT Public Information Office (PIO) for each closure. The requirements will include providing advance notice of closures to TxDOT PIO.

- Construction plans will include notes with restrictions for roadway and pedestrian/bicycle access closures. Restrictions may include limits on duration of closure and/or requirements regarding what work can or cannot be performed concurrently.

Based on this construction sequencing plan, TxDOT will identify disruptions in access to essential services and coordinate with local governments, agencies, schools and school districts to prepare alternative plans for providing access during construction:

- For disruptions to roadway and pedestrian/bicycle networks, TxDOT will identify and evaluate effective alternative routes, to ensure that access is maintained, and the public retains access to the essential services.
- TxDOT will coordinate with City of Houston for identified disruptions to City facilities, including the roadway network and/or pedestrian/bicycle network.
- TxDOT will coordinate with METRO for implementation of alternative routes and/or alternative resource locations associated with identified disruptions to transit operations.
- TxDOT is identifying schools near the project that access could be impacted due to construction. Once identified, TxDOT is meeting with representatives from the schools and school district to provide them an overview of the construction project phasing and detours that could impact access to the school. A presentation is shown that is specific to each school location and information provided to the school includes TxDOT contact information, project development timeline, anticipated beginning of construction, anticipated construction duration, and construction phasing. The construction phasing is shown on a map that shows planned roadway closures and detours around the school. The discussion at these meetings is to understand the internal circulation of each school campus and how buses, drivers, pedestrians, and bicyclists access the campus. From these meetings TxDOT is better able to understand whether construction phasing may need to be modified or particular work identified to be completed when school may not be in session and traffic to the school be lighter or non-existent.

## **2. CONSTRUCTION PHASE ACTIVITIES**

During the construction phase:

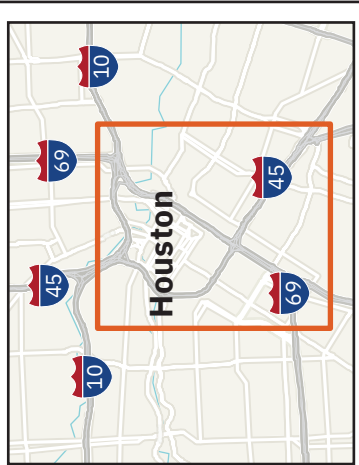
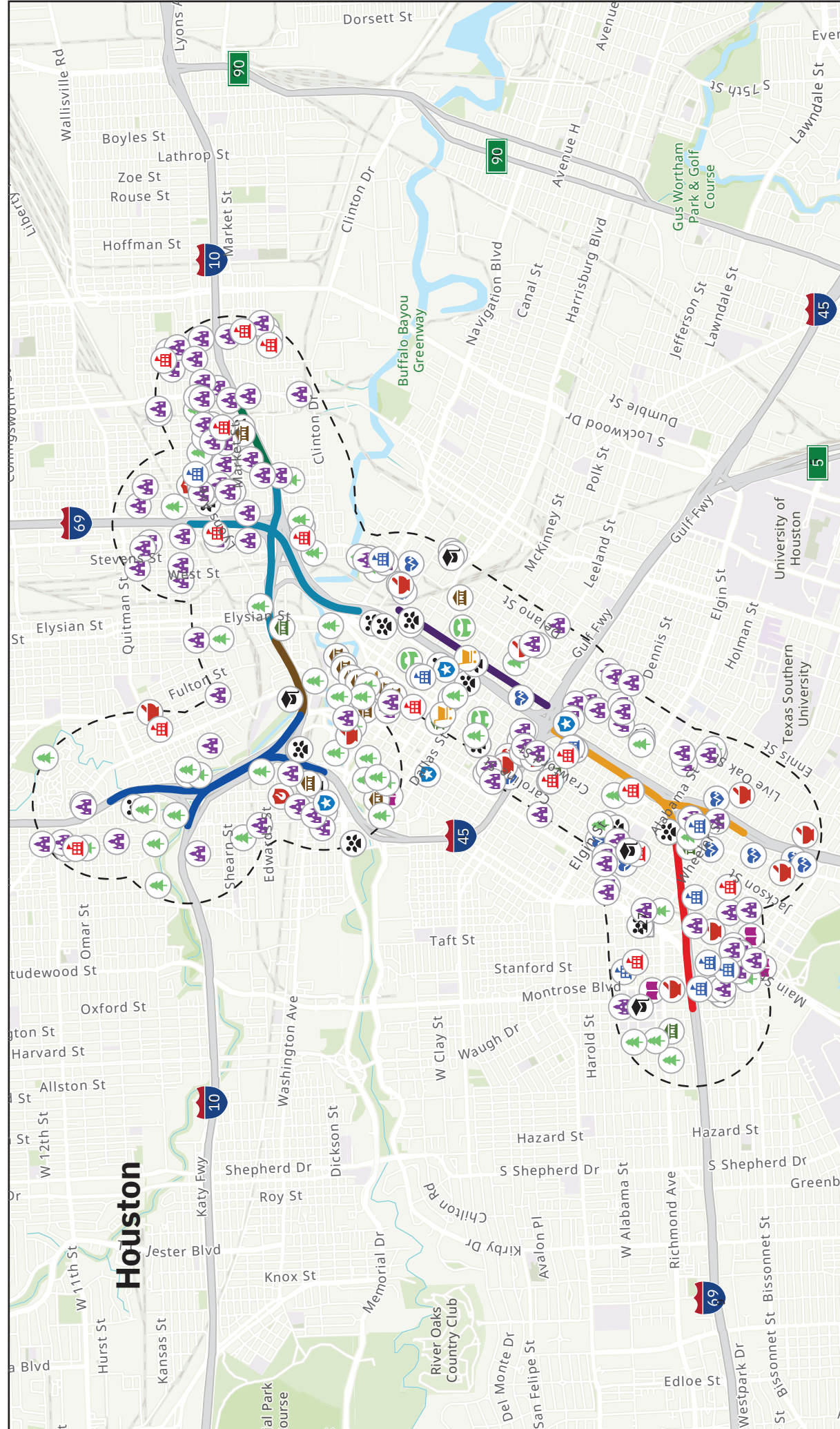
- When a project is let for construction, TxDOT will provide written notification to local governments and community stakeholders of pending construction, including anticipated overall timeframe for construction duration.
- TxDOT's Contractor will implement the construction sequencing details as prepared by TxDOT's Designer. TxDOT will review and approve any Contractor proposed changes to the construction sequencing prior to implementation. Any proposed changes to the construction sequencing plan shall ensure that access to roadway, transit, and pedestrian/bicycle access to essential services is maintained during construction.
- TxDOT's Contractor will coordinate with TxDOT PIO regarding roadway and pedestrian/bicycle access closures. TxDOT PIO will publish advanced notification of closures to the public, explaining closure location and duration.
- For each closure, TxDOT PIO will assess and implement the appropriate method for public notification, to include consideration for electronic notifications and stakeholder meetings. TxDOT PIO will publish construction closures in both English and Spanish.

- The multilingual project website will be leveraged during construction to provide road closure and detour route notifications along with other construction phasing and status information. TxDOT also posts all road closure and major construction activity notices to Houston Transtar.
- For each closure during construction, TxDOT's Contractor will implement traffic control devices as detailed in the construction plans and in accordance with the TMUTCD to re-route roadway, transit and pedestrian/bicycle traffic.

Reporting on impacts to essential services will continue until construction of a design segment is substantially complete.

### **3. IDENTIFICATION OF ESSENTIAL SERVICES**

See Figure 1 NHHIP Segments 3A,3B and 3C Essential Services map for essential services identified within one-half mile of Segments 3A, 3B and 3C. Table 1 lists the identified Segment 3A, 3B and 3C essential services.



0 0.25 0.5 1 Miles

Hospital

Court House

Library

City Hall

Fire Station

Sports Arena

Police Station

Park

Government Building

Community Center

University

Private School

Place of Worship

Clinic

Pharmacy

Harris County Building

Grocery Store

Public School

# North Houston Highway Improvement Project (NHHIP)

## Segment 3A, 3B, 3C Essential Services

Texas Department of Transportation  
January 2025

**Table 1 Segments 3A, 3B and 3C Essential Services within one-half mile of the project**

<b>Essential Service</b>	<b>Address</b>
<b>City Halls</b>	
Houston City Hall	901 Bagby St.
<b>Clinics</b>	
Applied Behavior Learning Center	1418 Live Oak St.
Briq Dental and Orthodontics	2301 Commerce St.
Caroline Street Clinic	1934 Caroline St.
Casa De Amigos Health Center	1615 N Main St.
Concentra Urgent Care	2004 Leeland St.
Downtown Pregnancy Help Center	3636 San Jacinto St.
EaDo Family Dental	2240 Navigation Blvd.
Emergency Dentist in Houston Midtown	3510 Main St.
Fulton Dental Associates	2445 Fulton St.
Geode Health	4119 Montrose Blvd.
Ginecologo	1315 St Joseph Pkwy.
Green Earth Dentistry	1202 Elgin St.
Honeycomb Clinic	4825 Almeda Rd.
HosutonCardiovascular Associates	5115 Fannin St.
Jefferson Dental & Orthodontics	2301 Fulton St.
Lasting Impressions Dental Group	4418 Almeda Rd.
Legacy Community Health	1601 Worms St.
Legacy Community Health - Branard Clinic	401 Branard St.
Legacy Community Health - Third Ward	2222 Cleburne St.
Medicorp My Family Doctor - St Joesph Clinc	1315 St Joseph Pkwy.
Orhtopedic Care Center	2121 Oakdale St.
PCOS Sisters Telehealth Clinic & Wellness Center Houston	440 Louisiana St.
Provisions Health Solutions	5445 Almeda Rd.
Pulse Healthcare System	2502 Canal St.
Shaunty Healing Center	503 Sul Ross St.
Shimmer Dental	4817 Main St.
Smiles of Midtown	3600 San Jacinto St.
St Joseph Medical Plaza	2101 Crawford St.
Texas Medical Enterprises	1919 La Branch St.
The Center for Women's Healthcare	4100 Milam St.
Women's Center	1601 St. Joseph Pwky.
<b>Community Centers</b>	
Big Brothers Big Sisters	1003 Washington Ave.
Carl Walker, Jr. Multi-purpose Center	4300 Noble St.
Emancipation Community Center	3018 Emancipation Ave.

Essential Service	Address
Fifth Ward Multi-Service Center	4014 Market St.
Finnigan Park Community Center	4900 Providence St.
<b>Community Centers</b>	
Fonde Community Center	110 Sabine St.
George R Brown Convention Center	1001 Avenida De Las Americas
Greater Houston Convention and Visitors Bureau	701 Avenida De Las Americas
Harmony House	702 Girard St.
Houston World Trade Center	701 Avenida De Las Americas
Italian Cultural & Community Center	1101 Milford St.
Leidel Residential Reentry Center	1819 Commerce St.
Leonel Castillo Community Center	2101 South St.
Loaves & Fishes Soup Kitchen	2009 Congress St.
ParkHouston	2020 McKinney St.
Peerspace Lyons	3204 Lyons Ave.
SEARCH Homeless Services	2015 Congress St.
Settegast Community Center	3000 Garrow St.
Shape Community Center	3815 Live Oak St.
Shape Community Center	3903 Almeda Rd.
St Joseph House	3307 Austin St.
Star Of Hope - Doris and Carlos Morris Men's Development Center - Soup Kitchen	1811 Ruiz St.
Swiney Community Center	2812 Cline St.
The Montrose Center	401 Branard St.
The Salvation Army Greater Houston Area Command	1500 Austin St.
Woodland Community Center	212 Parkview St.
<b>Courthouse</b>	
1910 Harris County Courthouse	301 Fannin St.
Harris County Civil Courthouse	201 Caroline St.
Houston Municipal Courthouse	1400 Lubbock St.
<b>Fire Stations</b>	
Houston Fire Department-Arson Division	1205 Dart St.
Houston Fire Station 19	1811 Gregg St.
Houston Fire Station 7	1402 Elgin St.
<b>Government Buildings</b>	
Senator Borris Miles	3300 Lyons Ave.
Texas Department of Criminal Justice	1616 Providence St.
U.S. Defense Contract Management Agency	2320 La Branch St.

<b>Essential Service</b>	<b>Address</b>
U.S. Department of Housing and Urban Development	1331 Lamar St.
U.S. Postal Service	700 Smith St.
U.S. Postal Service	1319 Richmond Ave.
U.S. Postal Service	4110 Almeda Rd.
U.S. Postal Service	1500 Hadley St.
<b>Grocery Stores</b>	
Lyons Supermarket	3317 Lyons Ave.
Phonecia Specialty Foods	1001 Austin St.
Super K Food Mart	904 St Emanuel St.
<b>Harris County Buildings</b>	
Baker Street Jail	1307 Baker St.
Harris County Administration Building	1001 Preston St.
Harris County Annex	49 San Jacinto St.
Harris County Constable, Precinct 1	1302 Preston St.
Harris County Criminal Justice Center	1201 Franklin St.
Harris County Fleet Services	2505 Texas St.
Harris County Human Resources	1200 Baker St.
Harris County Human Resources	1310 Prairie St.
Harris County Justice of the Peace	1302 Preston St.
Harris County Public Defender's Office	1310 Prairie St.
Harris County Sheriff's Office	1200 Baker St.
Houston City Hall Annex	900 Bagby St.
Houston Health & Human Services	4014 Market St.
Houston Permitting Center	1002 Washington St.
<b>Hospitals</b>	
St. Joseph Medical Center	1401 St Joseph Pkwy.
<b>Libraries</b>	
Clayton Library	5300 Caroline St.
Freed-Montrose Neighborhood Library	4100 Montrose Blvd.
Hirsch Library	5601 Main St.
HPL Discovery Green	1500 McKinney St.
Houston Public Library - Central Library	500 McKinney St.
<b>Parks</b>	
Allen's Landing Park	1005 Commerce St.
American Statesmanship Park	1400 Elder St.
Baldwin Park	1701 Elgin St.
Bell Park	4800 Montrose Blvd.
Brewster Park	1800 Des Chaumes St.
Burnett Street Park	1500 Burnett St.
Cane River Gardens	4205 Lyons Ave.

Essential Service	Address
Catherine Adams Park	4800 Rawley St.
Championship Park	811 N San Jacinto
Cullen Sculpture Garden	5286 Montrose Blvd.
Discovery Green	1500 McKinney St.
EaDog Park	2216 Polk St.
Elizabeth Glover Park	3118 Austin St.
<b>Parks</b>	
Fifth Ward Jam Park	3705 Lyons Ave.
Finnigan Park	4900 Providence St.
Freed Art and Nature Park	2406 Houston Ave.
Gregg Street Park	605 Gregg St.
Guadalupe Plaza Park	2311 Runnels St.
Harris County Jury Plaza	215 San Jacinto St.
Hennessy Park	1900 Lyons Ave.
Hermann Square	900 Bagby St.
Hogg Park	2101 South St.
James Bute Park	512 McKee St.
Josue Flores Memorial Park	2118 South St.
Legends Park	4015 Curtis St.
Ley Plaza Park	1470 Thelma Dr.
Little Tranquility Park	701 Brooks St.
Lynn Wyatt Square for the Performing Arts	601 Capitol St.
Mandell Park	4399 Mandell St.
Market Square Park	301 Milam St.
Meil Park	1423 Branard St.
Menil Green Space	1400 Richmond Ave.
Meredith Park	405 Jensen Dr.
Moody Park	3201 Fulton St.
Our Park	2604 Alabama St.
Peggy Park	4101 Almeda Rd.
Peggy's Point Plaza Park	4240 Main St.
Quebedeaux Park	1115 Congress St.
Root Memorial Square Park	1400 Clay St.
Sam Houston Park	1000 Bagby St.
Sesquicentennial Park	400 Texas St.
Settegast Park	3000 Garrow St.
Summer Street Park	1600 Summer St.
Swiney Park	2812 Cline St.
Tranquility Park	400 Rusk St.
Travis Spark Park	3311 Beauchamp St.

Essential Service	Address
White Oak Parkway	1720 White Oak Dr.
<b>Pharmacies</b>	
A List Pharmacy	5205 Emancipation Ave.
CVS Pharmacy	300 Milam St.
CVS Pharmacy	2410 Polk St.
CVS Pharmacy	1003 Richmond Ave.
Healthy Strides Rx Pharmacy	4401 Emancipation Ave.
<b>Pharmacies</b>	
Iridium Pharmacy	2240 Navigation Blvd.
Maxor Pharmacies	1919 La Branch St.
Pleasant Hill Pharmacy	3814 Lyons Ave.
Simon's Pharmacy	3303 N Main St.
St Joseph Pharmacy	1315 St Joseph Pkwy.
Texas Care Pharmacy	4900 Fannin St.
TruCare Pharmacy	2000 Crawford St.
Walgreens	5202 Almeda Rd.
Walgreens	2221 Fulton St.
<b>Places of Worship</b>	
Annunciation Catholic Church	1618 Texas Ave.
Augustana Lutheran Church	2001 Wheeler Ave.
Bethlehem Baptist Church	1208 Meadow St.
Bringhurst Street Good News Church	1411 Bringhurst St.
Casa de Oracion	1316 Washington Ave.
Central Canaan Christian Church	1712 Terry St.
Central Hosuton Methodist Chruch	4910 Montrose Blvd.
Chapel of St. Basil	1018 W Alabama St.
Church of The Holy Trinity	211 Byrne St.
Community Fellowship MBC	2500 Campbell St.
Corinth Church	4901 Providence St.
Covenant Baptist Chruch	4949 Caroline St.
Dominican Fathers	3600 Travis St.
East Orange African Methodist Episcopal Church	4415 Orange St.
Ebenezer the Hospital Church	1814 Jensen Dr.
Ecclesia Houston-Downtown Campus	1100 Elder St.
Eternal Rock Church	333 S Jensen Dr.
Evangelstic Revivel Center	2204 Des Chaumes St.
Fifth Ward Church of Christ	4308 Stonewall St.
Fifth Ward Missionary Baptist Church	4300 Noble St.
First Lutheran, Houston	1311 Holman St.
First Mount Carmel Missionary Baptist Church	4907 Farmer St.

Essential Service	Address
First Presbyterian Church of Houston	5300 Main St.
First Shiloh Baptist Church	4420 Lyons Ave.
First Unitarian Universalist Church of Houston, Museum District Campus	5200 Fannin St.
Fourth Missionary Baptist Church	2710 Webster St.
Galilee Baptist Church	1401 Worms St.
Goodwill Missionary Baptist Church	3405 Nance St.
Greater Union Baptist Church	1101 Waco St.
Places of Worship	
Holy Rosary Church	3617 Milam St.
Houston Berean Seventh-Day Adventist Church	2119 St Emanuel St.
Houston Praise and Worship Center	3802 Live Oak St.
Houston's First Baptist Church - Downtown	1730 Jefferson St.
Impact Houston Church of Christ	1704 Weber St.
Islamic Da'wah Center	201 Travis St.
Island of Hope Church of God in Houston	3303 Orange St.
Jensen Drive Church-God-Christ	2111 Jensen Dr.
Kerusso Grace Church	1913 Fletcher St.
Latter Day Deliverance Revival	4036 Lyons Ave.
Lifeline Chaplaincy	1415 Southmore Blvd.
Living Hope Church of God Seventh Day	4601 Oats St.
Lord of the Streets Episcopal Church	3401 Fannin St.
Lorraine Temple Church of God in Christ	2312 Lorraine St.
Lyons Unity Missionary Baptist Church	3215 Lyons Ave.
Midtown Family Worship Center	2424 Hamilton St.
Miles Chapel Christian Methodist Episcopal Church	4315 Lyons Ave.
Mount View Church of God in Christ	409 Waco St.
Mt Pleasant Baptist Church	4819 Hershe St.
Mt Vernon United Methodist Church	1501 Jensen Dr.
Mt Zion Baptist Church	2301 Nagle St.
New Macedonia Missionary Baptist Church	2107 Gregg St.
New Pleasant Green Baptist	1319 Grove St.
New Testament Baptist Church	3602 Green St.
Northside Antioch Baptist Church	1814 Carr St.
Northside Episcopal Church	3303 N Main St.
Oliver Chapel Baptist Church	2307 Bastrop St.
Our Lady of Guadalupe Church	2405 Navigation Blvd.
Payne Chapel AME Church	2701 Lee St.
Pine Crest Presbyterian Church	4913 Market St.
Pleasant Hill Community Dev	4300 Lyons Ave.

<b>Essential Service</b>	<b>Address</b>
Pleasant Hill Missionary Baptist	1510 Pannell St.
Pleaseant Grove Missionary Baptist Church	2801 Conti St.
S.O.O.N Church - Something Out of Nothing	2206 Emancipation Ave.
South Main Baptist Church	4100 Main St.
St John Missionary Baptist Church	2222 Gray St.
St John's United Methodist Church	2019 Crawford St.
St Joseph Convent	1905 Crawford St.
St Matthew Luthern Church	5315 Main St.
St Philip Missionary Baptist	3602 Emancipation Ave.
<b>Places of Worship</b>	
St. Joseph Catholic Church	1505 Kane St.
St. Nicholas Church	2508 Clay St.
St. Paul's United Methodist Church	5501 Main St.
St. Peters Lutheran Church	1501 Houston Ave.
St. Rest Missionary Baptist Church	1014 Gregg St.
Teen How Taoist Temple	1507 Delano St.
Templo Jerusalem del Cladic	1701 Chestnut St.
Texas Annunal Confernce United	5215 Main St.
The Historic St John Missionary Baptist Church	2702 Emancipation Ave.
The Lord's House	2501 McGowen St.
The Universal Church	4701 Lyons Ave.
The Well of Life Cathedral	4715 Main St.
Trinity Downtown	800 Houston Ave.
Trinity East United Methodist Church	2418 McGowen St.
Trinity Episcopal Church	1015 Holman St.
<b>Places of Worship</b>	
True Light Baptist Church	4017 Hamiltion St.
True Vine Missionary Baptist Church	1407 Grove St.
Truevine Missionary Baptist	2408 Holman St.
Zion Luthern Church	3606 Beauchamp St.
<b>Police Stations</b>	
Houston Police Department, Mental Health Divison	150 N Chenvert St.
Houston Police Department, South Central Substation	2202 St Emanuel St.
Houston Police Department-Central Patrol Station	61 Riesner St.
Houston Police Station, Downtown	1900 Rusk St.
<b>Schools (Private)</b>	
A+ Unlimited Potential Charter School	2410 Hamilton St.
Incarnate Word Academy	609 Crawford St.
Mickey Leland College Preparatory Academy for Young Men	1700 Greg St.

<b>Essential Service</b>	<b>Address</b>
Montessori School of Downtown - Medical Center	4510 Caroline St.
Our Lady of Guadalupe Catholic School	2405 Navigation Blvd.
Presbyterian School	40 Oakdale St.
School For Young Children	810 Sul Ross St.
The Joy School	1 Chelsea Blvd.
The Post Oak School	1010 Autrey St.
<b>Schools (Public)</b>	
Arabic Immersion Magnet School	4001 Stanford St.
Atherton Elementary School	2011 Solo St.
Bruce Elementary School	510 Jensen Dr.
HCC Life Skills Program	1301 Alabama St.
<b>Schools (Public)</b>	
Henderson Elementary School	701 Solo St.
HISD Secondary DAEP	1510 Jenson Dr.
Houston Academy for International Studies	1810 Stuart St.
Ketelsen Elementary School	600 Quitman St.
Kinder High School for Performing and Visual Arts	790 Austin St.
La Branch Child Development Center	2320 La Branch St.
MacGregor Elementary School	4801 La Branch St.
Travis Elementary School	3311 Beauchamp St.
Wheatley High School	4801 Providence St.
Yes Prep Fifth Ward Secondary	1305 Benson St.
Young Women's College Preparatory Academy	1906 Cleburne St.
<b>Sports Arenas</b>	
Daikin Park	501 Crawford St.
Shell Energy Stadium	2200 Texas St.
Toyota Center	1510 Polk St.
Baylor College of Medicine Biotech Academy at Rusk	2805 Garrow St.
<b>Universities</b>	
Houston Community College	1300 Holman St.
University of Houston-Downtown	1 Main St.
University of St. Thomas	3800 Montrose Blvd.

# **NHHIP VRA PROGRESS REPORT**

## **February 23, 2025**

### **APPENDIX D**

#### **ENHANCED RELOCATION SERVICES**

1. Enhanced Relocation Services Provided
2. Workshops with Parcel Residents
3. Community Events

## **APPENDIX D**

### **1. Enhanced Relocation Services Provided**

## Appendix D

### Enhanced Relocation Services

[illegible]

## Appendix D

### Enhanced Relocation Services

[illegible]

## Appendix D

### Enhanced Relocation Services

[illegible]

## Appendix D

### Enhanced Relocation Services

[illegible]

## Appendix D

### Enhanced Relocation Services

[illegible]

Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	Project Information	Met with [REDACTED] to discuss the status of her tenant and business relocation. She stated that she is waiting to hear back from TxDOT.
	Information on moving & project status	Provided project update & information on relocation services and possible benefits.
	Project Information	Met with tenant to discuss the status of her relocation. Because she is a business tenant, I told her that TxDOT will be in contact with her.
	Rental assistance	Spoke with [REDACTED], and his landlord is in the process of getting the lease agreement over to the Relocation Agent. He is not in need of any extra services at this time.
	Food Assistance	Followed-up with claimant to remind them of the upcoming events.
	Rental assistance	Claimant reached out for assistance in a home purchase instead of leasing. I sent her resources with the City of Houston's Home Buyer program, as well as home buyer education classes through the U.S. Department of Housing and Urban Development. We plan on meeting next week to discuss further.
	Rental assistance	Spoke to [REDACTED] to offer services. He asked if he could get some assistance looking for replacement unit. I informed him that I would contact his relocation agent to get some information for him.
	Housing & Rental Assistance	Referred to housing resources through City of Houston and non-profit agencies.
	Back to school resources	Participated in Back-to-School event and received supplies donated by the NAACP.
	Project Information	Spoke to [REDACTED], introducing myself as the Relocation Navigator. He mentioned that he was told he is not entitled to any benefits due to his residency status. I told him that I would be in touch with him to give him updates.
	School Services	Participated in Back-to-School event and received laptops and supplies donated by the NAACP.
	Information on homeownership	Financial Empowerment Workshops
	Relocation Information	Spoke to claimant. They have already moved out. I still invited her to the Relocation Recap Workshop. Claimant mentioned she is working and not able to go. I mentioned the type of services that EJ can help with.

Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	Project Information	Attempted to reach out to claimant to introduce myself as the Relocation Navigator. [REDACTED] did not answer, so I left a voicemail with my contact information.
	Home Ownership information	Completed Financial Empowerment Presentation; Referred to Urban League & TSAHC lenders for credit counseling; and NAACP homeownership counseling.
	Rental assistance	Spoke with tenant to discuss the status of their relocation.
	Project Information	Met with the resident to discuss the status of his relocation. I informed the tenant that his relocation package has been submitted to TxDOT for Approval.
	Credit repair, job placement & higher education	Referred to multiple community & social service agencies. Invited to participate in various EJ workshops pertaining to his interests.
	Transportation assistance because car out of service	Issued free ride Lyft codes through United Way.
	Rental assistance	Met with the tenant to assist getting all his income documents for Relocation agent.
	Rental assistance	Met with the tenant to discuss the status of his relocation.
	Rental assistance	Met with tenant to discuss the status of his relocation and offer help finding replacement housing.
	Rental assistance	Offered our field office on Barbee St. if she needs to use the computer to navigate any extra services mentioned in flyer from workshop.
	Healthcare information	Enrolled in healthcare with San Jose Clinic during workshop. Participated in Jam Park Health & Wellness Fair.
	Back to school resources	Participated in Back-to-School event and received supplies donated by the NAACP.
	Back to school resources	Participated in Back-to-School event and received laptops and supplies donated by the NAACP.
	Back to school resources	Participated in Back-to-School event and received supplies donated by the NAACP.
	Transportation assistance	Issued free ride Lyft codes through United Way.
	Employment	Connected with Career and Recovery services; Workforce Development; & Job referrals
	Home Ownership information	Participated in office homeowner workshops & referred to NAACP workshop.

Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	Relocation Information	Email explained the services EJ provides, asking claimant if they might need any of the enhanced services.
	Project Information	Contacted resident to offer services and answer questions
	Transportation assistance	Issued free ride Lyft codes through United Way.
	Status Update	Met with resident with relocation Agent to discuss the relocation program and needed documents.
	Food Assistance	Pop Up Grocery Through Target Hunger & Received free groceries from Project Row House.
	Back to school resources	Participated in Back-to-School event and received laptops and supplies donated by the NAACP.
	Rental assistance	Met with resident and relocation agent to issue NOE and explain benefits.
	Transportation assistance	Issued free ride Lyft codes through United Way.
	Transportation assistance for work	Issued free ride Lyft codes through United Way.
	School Services	Participated in Back-to-School event and received laptops and supplies donated by the NAACP.
	Healthcare information	Spoke to tenant who asked if they could get some assistance with insurance for mother.
	Home Ownership information	Provided information on NAACP home buying programs and registered resident for their class.
	Credit repair	Encouraged to participate Financial Empowerment presentation & Referred to Urban League Credit Counseling program.
	Transportation assistance	Issued free ride Lyft codes through United Way.
	Assistance with replacement housing	Provided housing referrals & listings.
	Homeownership assistance	Referred to housing resources through City of Houston and non-profit agencies.
	Transportation assistance	Issued free ride Lyft codes through United Way.

Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	Home Ownership information	Referred to NAACP homeownership counseling courses.
	Transportation assistance	Offered free ride Lyft codes through United Way.
	Project Information	Contacted resident to offer services and answer questions.
	Veterans Services	Spoke with Resident to offer services. XXXXXXXXX wanted to be connected with Combined Arms.
	Food Assistance	Invited to free groceries with Pop Up Grocery & Project Row House.
	Transportation Services	Reached out to claimant to offer our environmental justice services. Resident inquired about a discounted bus pass. I gave him to Metro Transit's phone number and website to help get started.
	Transportation assistance to obtain social security card	Provided personal ride to obtain new card.
	Veterans Services	Contacted XXXXXXXXX and offered services who asked about education assistance.
	Healthcare information	Called tenant and left message to offer services and give update on the project.
	Veterans Services	Called claimant to offer our EJ Services.
	Veterans Services	Contacted resident to offer services and put in contact with Combined Arms.
	Assistance with life insurance	Enrolled in Combined Arms program.
	Veteran services	Enrolled in Combined Arms program.
	Status Update	Provided information on relocation services and possible benefits.
	Transportation assistance to VA	Offered free ride Lyft codes through United Way.
	Credit improvement	Participated in Financial Empowerment presentation & Referred to Urban League Credit Counseling program.
	Transportation to social service appointments	Issued free ride Lyft codes through United Way.
	Veteran services	Enrolled in Combined Arms program.

Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	Home Ownership information	Referred to homeownership counseling services through NAACP & The Alliance
	Assistance in obtaining Section 8 Voucher	Contacted Housing Authority and scheduled appointment for resident.
	Transportation Services	Tenant called to get some information on getting transportation to appointments.
	Project Information	Business owner called to get information on the status of the project. I informed her that someone from TxDOT will be contacting her.
	Homeownership assistance	Provided info on TSAHC mortgage credit certificates, program eligibility, and EJ homebuyer education workshops
	Project Information	Attempted to reach out to claimant, [REDACTED], to introduce myself as the Relocation Navigator. The [REDACTED] [REDACTED]-[REDACTED] number was not working. The [REDACTED]-[REDACTED]-[REDACTED] number worked, and I left a message with my contact information.
	Assistance with replacement housing	Provided Senior Living rental listings.
	Assistance with replacement housing	Provided housing referrals & listings.
	Healthcare information	Enrolled in healthcare with San Jose Clinic during workshop. Participated in Jam Park Health & Wellness Fair.
	Rental assistance	Stopped by [REDACTED] unit to give her the handout from the Relocation Resources Workshop, since she was unable to attend. Handout had helpful information for her upcoming move.
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services

## Appendix D

### Enhanced Relocation Services

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Appendix D  
Enhanced Relocation Services

Displacee	Services Requested	Services Provided
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
	N/A	Relocation Advisory Services
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	N/A	Relocation Advisory Services

## **APPENDIX D**

### 2. Workshops with Parcel Residents

Appendix D  
Enhanced Relocation Services

Workshops with Parcel Residents at Temenos	
Date	Topic of Workshop
9/11/2024	Health Fair/ Carnival
9/30/2024	Heart Health & Stroke Prevention Workshop
10/16/2024	Smoking Assessment and Cessation Workshop
10/23/2024	Banking Workshop
11/19/2024	Houston Public Library Workshop
11/26/2024	Winter Preparation Workshop
12/4/2024	Monkeypox Testing and Vaccine
12/18/2024	Holiday Headshots Workshop

Workshops with Parcel Residents at Beatriz	
Date	Topic of Workshop
8/16/2024	August Newsletter
8/22/2024	Exploring Houston: Free and Low-Cost Entertainment
8/28/2024	Career Resources Presentation
9/17/2024	Stress Management and Mental Health Resources PowerPoint Presentation
9/24/2024	Civic Engagement PowerPoint Presentation
9/30/2024	September Newsletter
10/27/2024	Using Public Transportation Presentation
10/28/2024	How to Build a Resume Presentation
10/29/2024	October Newsletter
11/4/2024	Preparing for Winter Weather Presentation
11/18/2024	November Newsletter
11/20/2024	Staying on Top of Your Health-Vaccine Edition
12/12/2024	Houston Public Library Programs and Resources

Appendix D  
Enhanced Relocation Services

Workshops with Parcel Residents at Beatriz	
Date	Topic of Workshop
12/23/2024	Scam Awareness Prevention
12/30/2024	December Newsletter

## **APPENDIX D**

### 3. Community Events

Appendix D  
Enhanced Relocation Services

Community Events at Temenos	
Date	Community Event
8/21/2024	End of Summer Ice Cream Community Event
9/24/2024	Taco Tuesday Community Event
10/31/2024	Halloween Party Community Event
11/21/2024	Thanksgiving Feast
12/11/2024	Christmas Crafts and Cheeseburgers Community Event
1/2/2025	New Year's Community Event

# **NHHIP VRA PROGRESS REPORT**

**February 23, 2025**

## **APPENDIX E**

**DRAFT HOMELESSNESS COORDINATION  
PLAN FRAMEWORK**



U.S. Department of Transportation  
**Federal Highway  
Administration**



# **I-45 North Houston Highway Improvement Project (NHHIP)**

## **DRAFT**

## **HOMELESSNESS COORDINATION PLAN FRAMEWORK**

**February 7, 2025**



# **I-45 NHHIP HOMELESSNESS COORDINATION PLAN FRAMEWORK**

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# **I-45 NHHIP HOMELESSNESS COORDINATION PLAN FRAMEWORK**

## **Executive Summary**

The Texas Department of Transportation has prepared a framework as an outline for the forthcoming Homelessness Coordination Plan (HCP) for the Interstate 45 North Houston Highway Improvement Project (I-45 NHHIP). This framework is not the final plan but rather a structured outline of the essential elements and guiding principles that will shape the comprehensive HCP to address potential displacement impacts—especially those affecting individuals experiencing homelessness. Developed in alignment with TxDOT's commitments under the Voluntary Resolution Agreement (VRA) with the Federal Highway Administration (FHWA), the framework establishes a clear pathway for creating a plan that is both responsive and collaborative.

Drawing on existing TxDOT homeless protocols, proven best practices, and collaborative efforts with local service providers, government agencies, and community stakeholders, the framework is organized around four core pillars: collaboration, site-specific strategies, coordinated agency engagement, and long-term sustainable solutions. It outlines key components such as proactive outreach, tailored relocation support, and continuous stakeholder engagement, and includes actionable elements like detailed checklists and a phased construction schedule. These components are intended to ensure that the final HCP is seamlessly integrated with project milestones and adaptive to emerging needs.

The I-45 NHHIP is structured into multiple segments that address roadway modernization, safety enhancements, and the expansion of multi-modal transportation options along the corridor from Beltway 8 to Downtown Houston. Serving as the blueprint for the comprehensive plan, this framework will guide future efforts to develop an HCP that is both transparent and equitable.

By establishing a HCP, TxDOT reaffirms its commitment to balancing the demands of critical infrastructure development with the protection and support of vulnerable populations, ensuring that the final HCP is implemented with both efficiency and compassion.

## Project Overview

The Texas Department of Transportation (TxDOT) is advancing the Interstate 45 North Houston Highway Improvement Project (I-45 NHHIP) to reconstruct and enhance the I-45 corridor. The project extends from the North Sam Houston Tollway (Beltway 8) to Downtown Houston and includes portions of I-10 and US 59/I-69. Its primary focus is to alleviate congestion by improving traffic flow and capacity, enhance safety through updated design standards and interchange improvements, support multi-modal transportation options such as managed lanes and high-occupancy vehicle (HOV) access, and accommodate the region's anticipated population and economic growth.

The I-45 NHHIP is divided into three segments.

- **Segment 1**, from Beltway 8 to I-610, concentrates on modernizing main lanes and frontage roads while improving overall traffic management.
- **Segment 2**, from I-610 to I-10, aims to rebuild roadway sections and reconstruct the I-45/I-610 interchange to reduce congestion and improve safety.
- **Segment 3** involves the Downtown Loop System, rerouting I-45 alongside I-69 and I-10 through Downtown Houston and making significant upgrades to I-10 and State Highway 288.

Each segment contains multiple construction project areas, approximately 14 in total, and these will be completed over the I-45 NHHIP's construction lifespan. By phasing the work, TxDOT seeks to coordinate construction efficiently, minimize public disruptions, and deliver important improvements to the region.

### **Voluntary Resolution Agreement (VRA) with the Federal Highway Administration (FHWA)**

Throughout the I-45 NHHIP planning process, community groups and stakeholders raised concerns about potential displacement impacts. In response, TxDOT entered into a Voluntary Resolution Agreement (VRA) with the Federal Highway Administration (FHWA). Under this agreement, TxDOT commits to identifying and mitigating any potential adverse effects of the I-45 NHHIP on local communities, ensuring transparency and active stakeholder engagement, and upholding equitable practices that protect community well-being and minimize displacement.

### **The Homelessness Coordination Plan**

As part of fulfilling its commitments under the VRA, TxDOT committed to mitigating potential adverse effects of the project on people experiencing homelessness. In the Houston District, TxDOT has expanded its existing protocols to create a comprehensive I-45 NHHIP Homelessness Coordination Plan. This plan includes strategies that safeguard and assist homeless individuals who may be impacted by construction activities. It is structured around four pillars that collectively guide TxDOT's outreach and support: collaboration with local service providers, site-specific strategies, agency and service provider coordination, and long-term solutions.

Under the first pillar, TxDOT works closely with homeless shelter providers, social service agencies, and local government partners to ensure housing alternatives and resources are readily available. The second pillar focuses on tailoring approaches for each of the 14 project areas to preemptively identify homeless individuals and offer support before any displacement occurs. The third pillar prioritizes ongoing agency and service provider coordination through regular planning meetings and stakeholder engagement, ensuring concerns are addressed promptly.

Lastly, the fourth pillar emphasizes the need for long-term solutions that go beyond simple referrals to shelters, and instead incorporate workforce development, counseling, and healthcare services to create lasting pathways out of homelessness.

### **Purpose of the TxDOT I-45 NHHIP Homelessness Coordination Plan**

The purpose of this Homelessness Coordination Plan is to establish a clear, comprehensive framework for meeting the needs of homeless individuals and families who may be affected by the I-45 NHHIP construction activities. This framework defines the processes and responsibilities involved in identifying, engaging, and relocating homeless individuals in ways that minimize disruption and negative impacts on vulnerable populations.

A key component of the plan is the collaboration with local homeless service agencies, Continuum of Care (CoC) entities, shelters, transitional housing providers, and other stakeholders. These partnerships ensure that homeless individuals have consistent access to important resources, including shelter, food, mental health support, and social services. The plan also utilizes TxDOT's Right of Way Acquisition and Enhanced Relocation Services procedures for managing NHHIP property acquisitions that involve homeless service providers, with the goal of minimizing disruptions to service operations and protecting the populations they serve. By setting clear processes, fostering strong partnerships, and carefully managing property acquisitions, the Homelessness Coordination Plan offers a compassionate, comprehensive approach to assisting people experiencing homelessness during the I-45 NHHIP property acquisition and construction phases.

### **Goals & Objectives**

The I-45 NHHIP Homelessness Coordination Plan will be guided by four central goals and objectives designed to support individuals experiencing homelessness within the project corridor. These principles ensure compliance with the VRA, prioritize the well-being of displaced individuals, encourage collaboration among a broad range of community stakeholders, and provide transparency and accountability.

One core goal is to maintain compliance by fulfilling the requirements of the VRA with the FHWA. Another key objective is to prioritize safety and well-being by focusing on the dignity, health, and overall needs of homeless individuals impacted by construction. This involves proactive outreach and providing options such as transitional housing or mental health services. Collaboration by continuously engaging with local areas, service agencies, and nonprofits will coordinate outreach and service delivery. Finally, transparency and accountability will be emphasized by regularly updating stakeholders, maintaining clear communication, and making documentation easily accessible for community review.

### **Leverage Existing Homelessness Coordination Efforts**

TxDOT's Houston District will build upon ongoing partnerships with local governments, homelessness coalitions, and service providers to improve support for people experiencing homelessness who are affected by the I-45 NHHIP. By organizing regular stakeholder meetings with city officials, CoC partners, nonprofits, and other key groups, TxDOT can develop site-specific strategies that address each construction phase's unique needs. This proactive engagement aims to ensure a cohesive approach that aligns with broader local and regional homelessness initiatives.

### **Encampment Engagement for Active Construction Sites**

At least one month before construction commences at any of the 14 project sites, TxDOT will conduct a thorough assessment to identify homeless individuals living in or near the area. This early outreach facilitates relocation planning and allows TxDOT to connect unsheltered people with safe housing or shelter options, alongside various support services, before any encampment clearance procedures begin. These steps help protect the rights and dignity of individuals while also reducing unsafe conditions once construction is underway.

### **Existing TxDOT Houston District Protocol for Right of Way Encampments**

TxDOT's established protocol for handling homeless encampments on active construction sites begins when contractors report an encampment within the project area as a part of the construction site preparation. Coordination then occurs with local law enforcement and a designated Houston Police Department (HPD) officer who collaborates with the City of Houston Emergency Center to initiate the encampment resolution process. Homeless service organizations also participate by providing outreach two to three weeks prior to clearing, offering medical information, relocation assistance, and housing referrals to encourage voluntary departures. Typically, most individuals leave the site after receiving support. Cleanup crews then remove debris, and law enforcement actions are reserved for last resort situations. Once METRO relocates the occupants with their property to an identified shelter, the site is considered decommissioned. The individuals receive basic support services.

### **Current Plan for Homeless Shelters Affected by the I-45 NHHIP**

Homeless shelters on properties acquired for the I-45 North Houston Highway Improvement Project (NHHIP) will receive dedicated support to minimize service disruptions. In addition to standard relocation assistance, these shelters may qualify for enhanced relocation benefits, including facility refurbishment or replacement, ensuring continued service provision. TxDOT's goal is to maintain operational stability for shelters and uninterrupted support for individuals who rely on these essential services.

### **Enhanced Relocation Services Program**

Through its Enhanced Relocation Services program, TxDOT provides Environmental Justice (EJ) Navigators who comprehensively support shelters and residents. These services include:

- Onsite advisory support
- Relocation claim assistance
- Coordination with EJ Navigators
- Transportation logistics and planning
- Transition guidance

These measures ensure a smooth and efficient relocation process for the shelters and residents.

### **Recurring Lease Agreements**

In addition to covering Right-of-Way (ROW) purchases and relocation costs, TxDOT offers property owners recurring three-year, rent-free occupancy agreements. These agreements allow shelters to continue operating until TxDOT is ready to utilize the ROW, providing:

- Time for property owners to identify or develop new shelter locations
- Continued shelter and services for residents without interruption
- Opportunities for property owners to build or secure new facilities during the lease period

This arrangement creates a win-win situation for TxDOT, shelter owners, and residents, ensuring the continuity of essential services while allowing for a seamless transition to new locations.

### **Commitment to Stability and Support**

This strategic, coordinated approach underscores TxDOT's dedication to supporting displaced shelter residents, maintaining stability, and ensuring that vulnerable populations receive necessary services throughout the relocation process.

### **Formal Agreements with Homeless Service Providers**

TxDOT will formalize its relationships with local governments and nonprofits through Memoranda of Understanding (MOUs). These agreements will define the roles, responsibilities, timelines, and resource commitments of each party, creating clarity and consistency in service delivery. TxDOT also actively collaborates with Houston's Homeless Coalition to identify key providers operating within the NHHIP corridor, improve resource sharing, and strengthen long-term partnerships for effective homelessness mitigation.

### **Stipend or Grant-Funded Program for Service Providers**

TxDOT is exploring the possibilities of establishing a stipend or mini grant program to compensate agencies that cover move-in costs, provide housing navigation services, or otherwise assist in relocating individuals displaced by construction. The program will draw on various funding sources, including federal, state, and private grants, ensuring that these service-provider led efforts can be sustained throughout the duration of the I-45 NHHIP construction.

### **Demonstrate Assistance to Impacted Shelters & Best Practices**

By highlighting successful examples, such as Temenos Place, TxDOT demonstrates its expertise in executing a comprehensive relocation plan. These efforts demonstrate how continuity of care for shelter residents can be maintained during property transitions and seek to illustrate how comprehensive relocation support can facilitate continuity of care for shelter residents during property transitions. These stories serve as scalable models for future relocation efforts and help to shape best practices for TxDOT districts committed to safeguarding vulnerable populations during largescale infrastructure projects.

### **Explore Best Practices from Other TxDOT Districts**

TxDOT Houston District is examining initiatives from other TxDOT districts, such as Camp Esperanza in Austin, identifying successful strategies that can be adapted to Houston's unique setting. This approach seeks to develop flexible methods of addressing local challenges while acknowledging that TxDOT right of way lands are not available for permanent housing. By learning from other districts' successes, TxDOT is tailoring proven solutions to better meet local needs in Houston.

### **Coordination with City of Houston and Harris County Homelessness Mitigation Efforts**

TxDOT's efforts will incorporate with City of Houston and Harris County strategies aimed at addressing homelessness, where appropriate. For instance, participating in and coordinating with the City of Houston's and Harris County's broader initiatives will ensure that the I-45 NHHIP Homelessness Coordination Plan complements and reinforces existing municipal efforts. By doing so, it allows TxDOT to foster collaboration by providing resources and supporting impacted individuals to potentially accelerate the relocation process. TxDOT remains committed to working closely with city leaders and adapting its efforts to meet evolving needs effectively. Maintaining

this adaptive approach allows TxDOT to respond effectively to emerging needs with innovative programs that can address evolving local conditions.

### **Workforce Development Opportunities**

TxDOT is exploring opportunities with local nonprofit workforce development programs that employ individuals experiencing homelessness in tasks such as encampment cleanup and related site work. This collaboration offers valuable work experience and income to participants, supporting them in achieving greater stability while also contributing to community revitalization. This strategy aligns with the plan's broader objective of promoting long-term, sustainable solutions for vulnerable populations.

### **Coordination Meetings & Planning Sessions**

An initial coordination meeting will bring together a diverse group of stakeholders—including representatives from TxDOT, local homeless service agencies, city, and county homeless liaison officers, the local CoC lead agency, mental health service providers, and law enforcement—to establish a collaborative foundation for the Homelessness Coordination Plan. During this session, participants will review the timeline and phases of the NHHIP, discuss existing homelessness data, and outline known service gaps. Each agency will detail its resources and commitments, agree on communication and data-sharing protocols, and finalize procedures for escalating urgent issues. By involving all parties early, TxDOT aims to foster a strong partnership model that can effectively address the challenges of homelessness within the project corridor.

### **Homelessness Outreach & Data Collection Strategy**

A robust outreach and data collection strategy will rely on close coordination among TxDOT, local agencies, and nonprofits. Real-time information on homeless encampments will be shared to synchronize cleanup and relocation initiatives, thereby minimizing disruptions to individuals who are unhoused. Data from Point-in-Time (PIT) counts and CoC records will be used to identify the size and location of homeless encampments near the construction project locations. These data driven insights will help tailor outreach efforts and adjust to changing conditions as the NHHIP progresses.

### **Timeline and Milestones**

A preliminary schedule that aligns major NHHIP construction phases with key tasks—such as outreach events, site visits, resource fairs, and relocation activities—will be established to keep efforts on track. This timeline will also note deadlines related to property acquisitions from homeless shelters and schedule periodic opportunities for public input. By mapping activities to specific construction milestones, stakeholders can allocate resources more effectively while ensuring that people experiencing homelessness remain informed and receive consistent support.

### **Identifying & Engaging Homeless Populations**

The Plan places significant importance on conducting a thorough encampment inventory, mapping all known homeless encampments within or near the NHHIP corridor. Through the coordination of city and county agency partners and homeless providers providing support services, including shelters, mental health providers, and substance abuse treatment centers to ensure that individuals contacted during outreach have access to a broad range of services, ideally supplemented by social workers or case managers from local CoC agencies.

## **Relocation Assistance & Services**

The Plan's relocation approach is guided by two main principles: respecting individual choice and offering a continuum of care. Whether through short-term housing vouchers, shelter referrals, transportation support, or case management, TxDOT and its partners will strive to offer safe and suitable options to individuals facing displacement. At least two weeks before an encampment clearing, TxDOT will post written notices, dispatch multi-agency teams to provide on-site relocation support, and follow a standardized protocol for transferring individuals' personal property with them. All relocation activities will be recorded in a database capturing key metrics, and periodic reports will be generated to maintain compliance with the VRA and keep the community informed.

## **Homeless Shelters & Service Providers' Right of Way (ROW) Acquisition**

When construction activities for the **I-45 NHHIP** necessitate the acquisition of all or part of a homeless shelter or service provider's property, **TxDOT** is committed to working closely with the affected homeless agencies to evaluate property needs and determine the extent of displacement. Following comprehensive feasibility studies, TxDOT may adjust construction schedules, secure temporary facilities, or allocate funding to support the relocation or renovation of shelters, thereby minimizing disruptions to essential services.

For each impacted shelter, TxDOT is developing **MOUs or Service Agreements** that outline specific timelines, compensation arrangements, and relocation options for shelter residents. The **ROW Division** of TxDOT will oversee the entire acquisition and relocation process, ensuring a coordinated and efficient transition from start to finish. Specifically, the I-45 NHHIP ROW acquisitions include properties utilized by **Temenos, Midtown Terrace Suites** (also known as **Cloudbreak Community**), as well as service providers such as **Search Homeless, Magnificent House, Inc.—Loaves & Fishes**.

These ROW acquisitions are pivotal for the successful implementation of the I-45 NHHIP and TxDOT is committed to maintaining continuity of care and support for individuals relying on these essential services, ensuring that homeless shelters and service providers can continue their critical work without significant interruption.

## **Community & Stakeholder Engagement**

TxDOT will establish or leverage an existing Homeless Advisory Committee composed of service providers, local officials, advocates, and individuals with lived experience. This body will guide plan implementation, offer input on best practices, and review progress updates. Community engagement efforts may include providing updates at neighborhood meetings near planned construction sites, regular updates shared via websites and newsletters that track the Plan's progress. The NHHIP project website, or the NHHIP Ombudsman email will serve as a conduit for community feedback and complaints regarding homeless relocations or shelter property acquisitions, and a formal resolution process will be in place to address these concerns.

## PRE-CONSTRUCTION STEPS FOR ACTIVE CONSTRUCTION SITES CHECK LIST

The planning team will assess and consider the following to be included in the Homelessness Coordination Plan:

### 1. Conduct Encampment Assessment

- At least one month prior to construction, identify homeless encampments within or adjacent to the work zone.
- Confirm the presence of unsheltered individuals, gather basic demographics, and assess immediate needs.

### 2. Outreach & Relocation Planning

- Coordinate with local service providers and Continuum of Care (CoC) teams to develop individual relocation plans.
- Offer short-term housing vouchers, shelter placements, case management, and transportation assistance as needed.

### 3. Stakeholder & Community Notifications

- Provide written notice (in English and Spanish languages and other languages if necessary) of the construction start date and available relocation resources.
- Hold community meetings or workshops to inform residents, businesses, and other stakeholders of the construction timeline and homeless outreach efforts.

### 4. Encampment Clearance & Follow-Up

- Engage multi-agency teams (TxDOT, law enforcement, local service providers) to provide **on-the-spot relocation support** before any encampment is cleared.
- Ensure relocation of movable personal property protocols are followed, and track outcomes (e.g., how many individuals receive their shelter).
- Document all activities in alignment with VRA requirements and maintain transparency with stakeholders.

## I-45 NHHIP Construction Phasing Schedule

Below are the **approximate start dates** for each I-45 NHHIP Segment. Timelines are subject to change based on project developments and funding. The plan would call for coordination and outreach efforts to precede these start dates by at least one month.

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| • <b>Segment 3B-1:</b> October 2024  | • <b>Segment 3D:</b> March 2030    |
| • <b>Segment 3B-2:</b> January 2025  | • <b>Segment 2A:</b> February 2029 |
| • <b>Segment 3A:</b> June 2026       | • <b>Segment 2B:</b> January 2032  |
| • <b>Segment 3C-1:</b> January 2028  | • <b>Segment 1C:</b> January 2032  |
| • <b>Segment 3C-2:</b> February 2027 | • <b>Segment 1B:</b> January 2033  |
| • <b>Segment 3C-4:</b> January 2028  | • <b>Segment 1A:</b> January 2034  |

By following this checklist and aligning homelessness coordination tasks with construction milestones, TxDOT and its partners could develop a comprehensive homelessness plan that supports individuals experiencing homelessness, minimize disruptions to construction timelines, and maintain compliance with VRA requirements.

## **I-45 NHHIP HOMELESSNESS COORDINATION PLAN DEVELOPMENT TIMELINE**

### **1. Develop the framework for the Homelessness Plan (December 2024 - February 2025)**

- Hold internal TxDOT kick-off planning meeting
- Assess TxDOT's current construction encampment protocol
- Identify the existing TxDOT Right of Way services provided to impacted homeless shelters and services providers
- Submit draft plan framework as a part of the FHWA February 2025 Report

### **2. Stakeholder Agencies and Providers Kick-Off Meeting (March 2025)**

- Organize an initial meeting with TxDOT, local government officials, homelessness coalitions, service providers, and other stakeholders.
- Review goals and objectives, confirm existing services, and reinforce the need to have a formal collaboration with responsibilities, timelines, and overarching goals for addressing homelessness near NHHIP active construction sites.
- Convene monthly with the stakeholder group to:
  - Monitor progress on homeless outreach and relocation tasks.
  - Discuss emerging challenges, service gaps, or updates to local resources.
  - Adjust the plan based on feedback and evolving site conditions.
- Hold bi-monthly TxDOT Planning Meetings with the internal team to provide updates on action items and monitor the development of the plan.

### **3. Best Practice Site Visit (April 2025)**

- Schedule a visit to **TxDOT Austin District's homeless project** to observe Camp Esperanza or similar initiatives.
- Gather insights on successful strategies, partnership models, and lessons learned that can be adapted to the Houston District's circumstances.

### **4. Submit FHWA Draft Plan for 30-Day Review (May 2025)**

- Finalize a draft of the Homelessness Coordination Plan incorporating stakeholder feedback from homeless service providers.
- Provide a **30-day review period** for the FHWA to offer comments and suggestions.
- Address FHWA feedback and prepare for full implementation.

### **5. Implement Plan (August 2025)**

- Begin executing the finalized Homelessness Coordination Plan for each of the 14 construction projects.
- Research grant programs that could provide stipend or grant-funded programs for service providers, commence encampment outreach, and initiate workforce development opportunities.

## **6. Plan Updates to FHWA**

- Align **Homelessness Coordination Plan** updates with the **VRA's 180-day reporting requirements**, typically **February** and **August** of each year.

### **Best Practices & Lessons from Similar Programs**

By studying examples from other state departments of transportation and local governments—including Caltrans's Homeless Relocation Programs and Florida DOT's collaborative efforts with CoC organizations—TxDOT can integrate proven methods. This includes establishing continuous quality improvement measures like annual evaluations, outcome tracking, and stakeholder surveys to allow for ongoing refinement. Over time, these actions can reduce unsheltered homelessness and streamline transitions to permanent housing for those impacted by major construction projects.

### **Implementation Timeline & Resource Allocation**

TxDOT is following a phased approach, matching each milestone of the NHHIP construction schedule with complementary tasks for homelessness outreach, relocation support, and shelter property acquisitions. The plan's budget and funding structure will draw on multiple sources, including possible federal and state grants, philanthropic contributions, and TxDOT resources. A staffing framework will define roles for TxDOT project managers, real estate specialists, liaison officers, and service providers, ensuring that all activities—from outreach to property acquisition—are conducted efficiently. Monitoring and evaluation efforts, conducted in partnership with the Homeless Advisory Committee and FHWA, will track key performance indicators, confirm successful relocations, and ensure alignment with the VRA.

### **Conclusion & Next Steps**

TxDOT reaffirms its commitment to working with individuals experiencing homelessness with dignity and respect throughout the I-45 NHHIP. By working in close collaboration with local stakeholders, including government officials, service providers, and community advocates, TxDOT will continue to refine and implement this Homelessness Coordination Plan. Regular updates will be provided as construction progresses, reflecting evolving community needs and ensuring that homelessness commitment under the VRA is met. This transparent, adaptable, and compassionate approach will help maintain trust among all parties and contribute to sustainable, long-term solutions that minimize negative impacts on vulnerable populations.

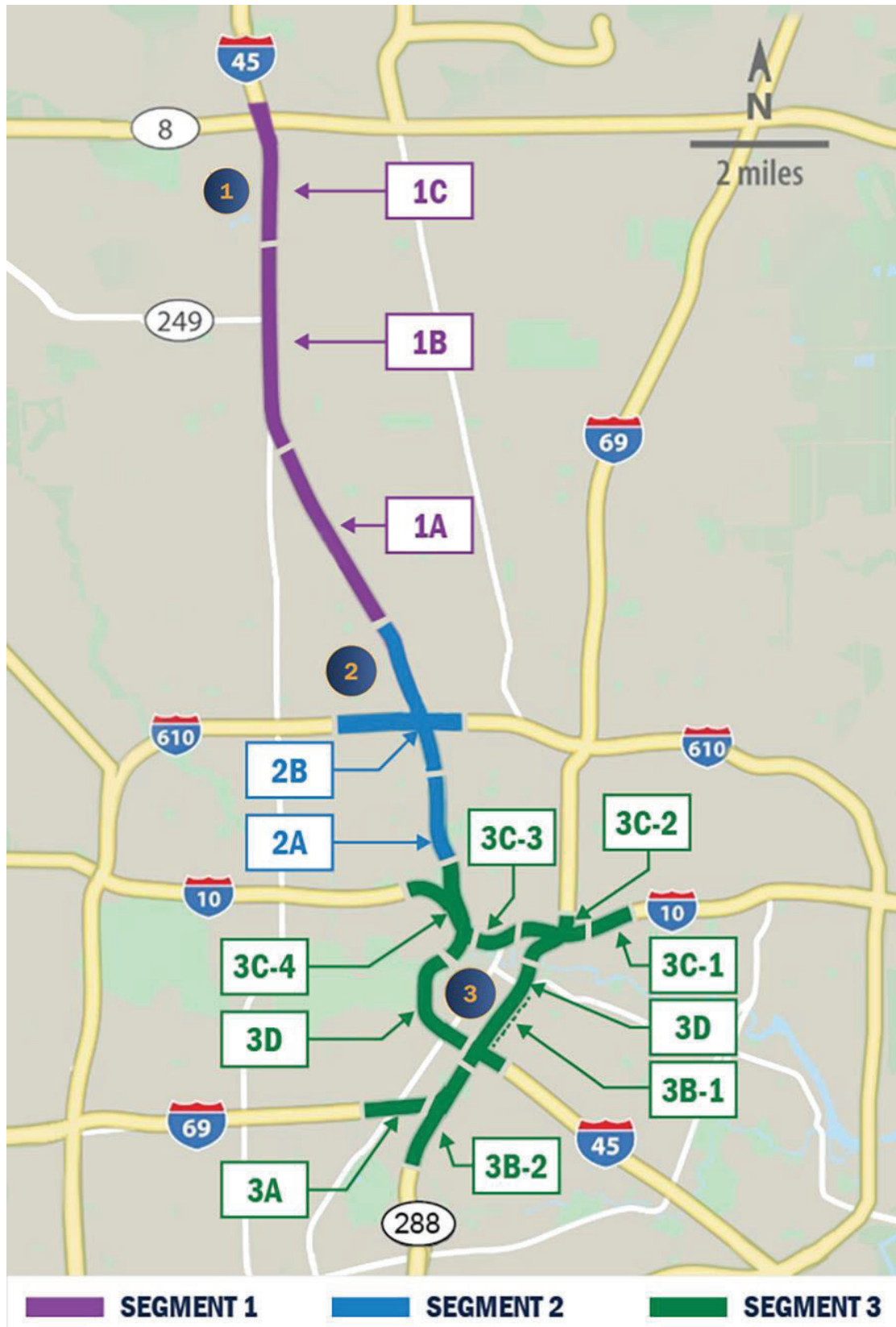
## **APPENDIX**

- **Appendix A:** VRA Homelessness Coordination Requirements
- **Appendix B:** TxDOT I-45 NHHIP Map with Segment Limits and Construction Projects
- **Appendix C:** Project Construction Schedule
- **Appendix D:** TxDOT NHHIP Enhanced Relocation Services
- **Appendix E:** Right of Way Acquisition Flowchart for Impacted Shelter Property

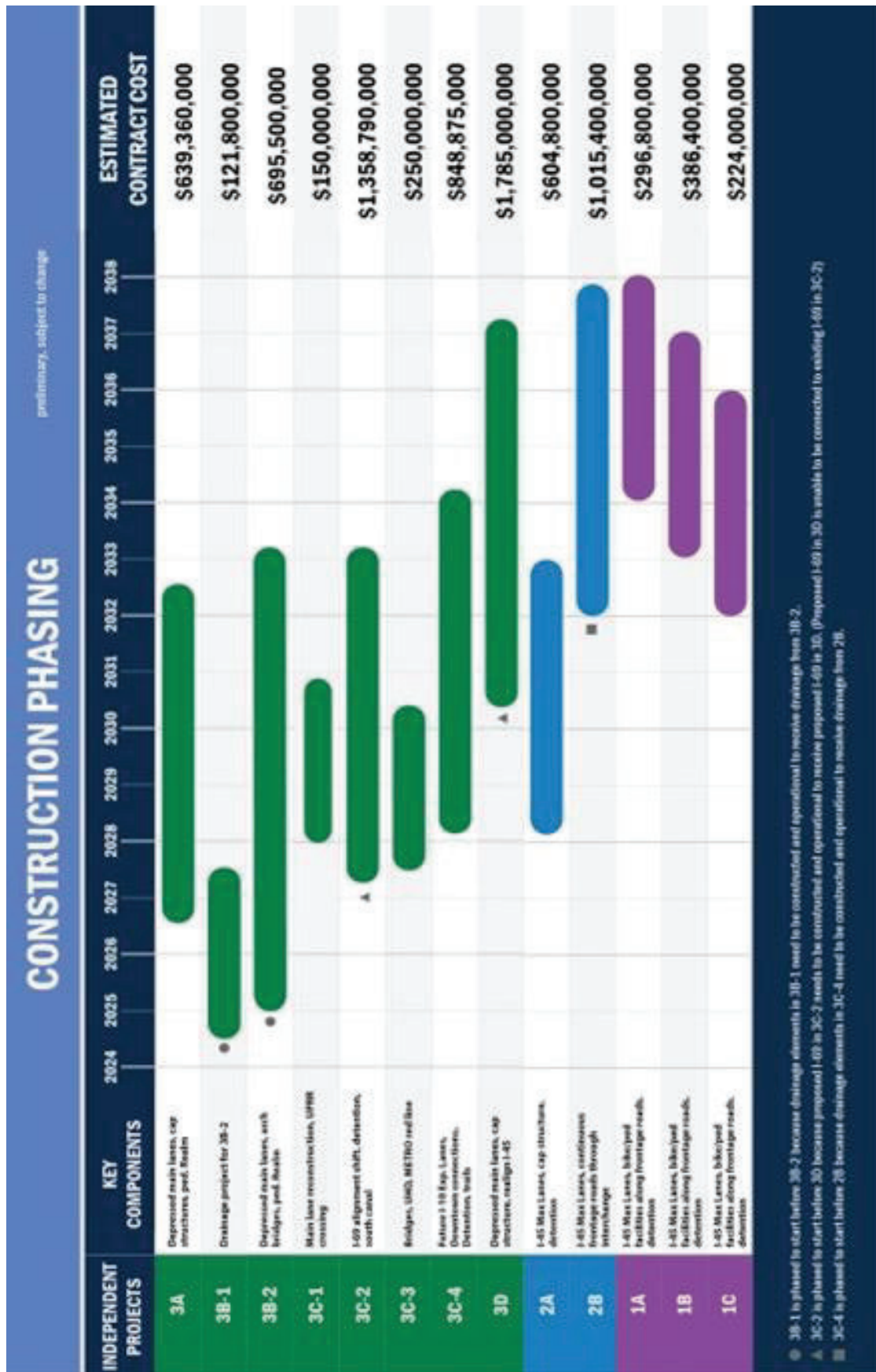
## **Appendix A: VRA Homelessness Coordination Requirements**

- ii. TxDOT will work with HHA to maintain active contact information for Kelly Village displacees in order to offer the first option to move to replacement dwellings once completed.
- o) TxDOT will coordinate with the City of Houston and homeless services providers to develop a plan to assist in addressing the services needed by persons experiencing homelessness within the Project limits TxDOT will submit this plan to FHWA for review within 30 days of finalization of the plan to address services needed by persons experiencing homelessness.

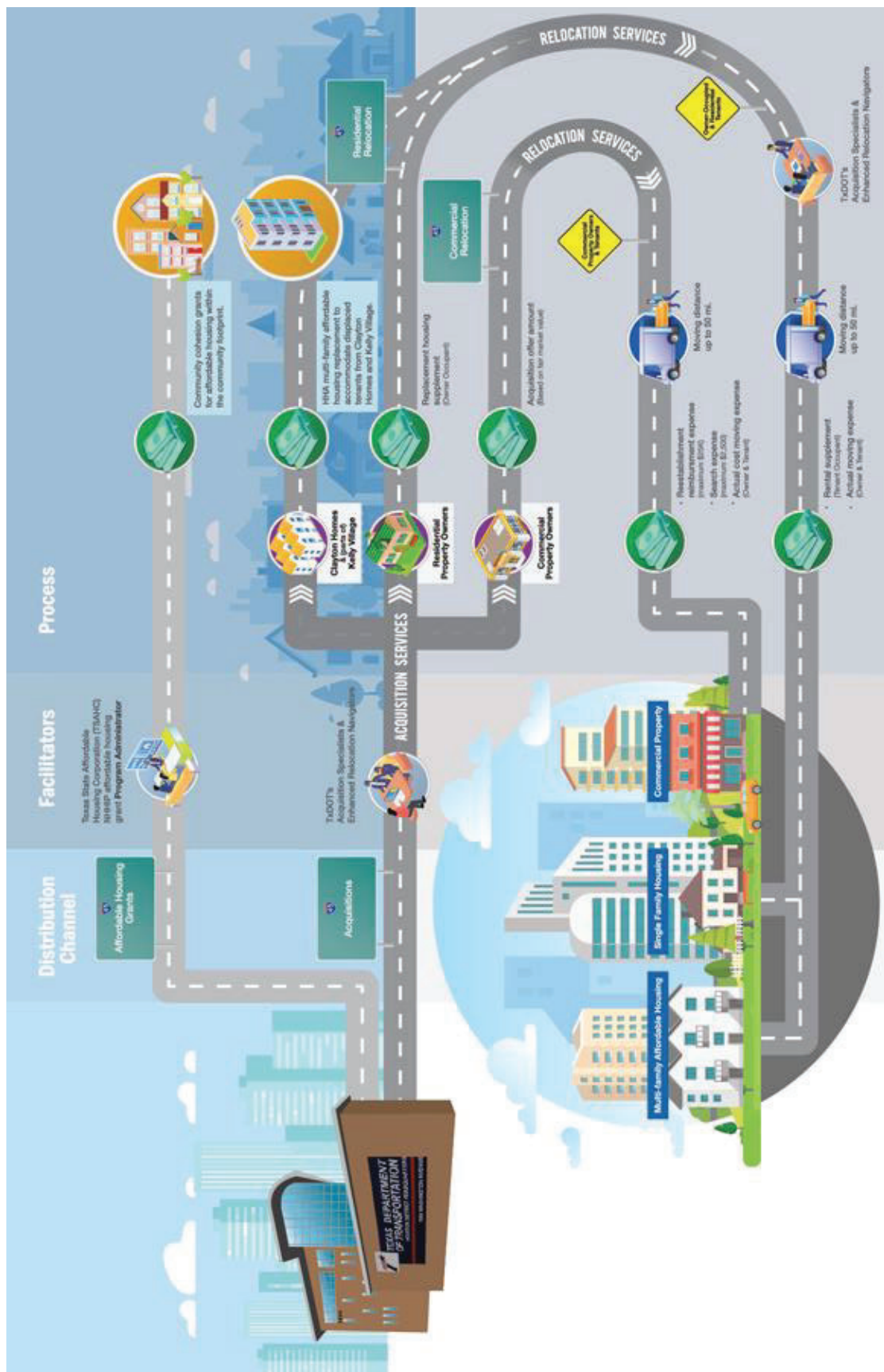
**Appendix B:** TxDOT I-45 NHHIP Map with Segment Limits and Construction Projects



## Appendix C: Project Construction Phasing Schedule



## Appendix D: Right of Way Acquisition Flowchart for Impacted Shelter Property



# What's in the enhanced relocation package?

## Basic relocation services

- TxDOT offers comprehensive relocation services to support displaced residents, ensuring they have the resources and guidance needed during the transition:
- Assessing the needs and preferences of displaced individuals and families.
- Explaining relocation assistance programs and options.
- Providing transportation and moving services if necessary.
- Ensuring the availability of comparable residential properties before displacement.
- Offering written documentation of replacement housing payments.
- Inspecting new residences to ensure they meet decent, safe, and sanitary standards.
- Providing personalized relocation counseling.

## Additional relocation services

**To assist with a smooth transition, TxDOT also provides:**

- Property title information and review of associated documents.
- Guidance on property tax and exemption impacts.
- First-time homebuyer seminars.
- Assistance with escrow processes and clearing property titles.
- Information on accessing social services and community assistance.
- Tips on selecting a real estate agent.
- Credit check and improvement strategies.
- Household budgeting and maintenance seminars.

# **NHHIP VRA PROGRESS REPORT**

## **February 23, 2025**

### **APPENDIX F**

#### **2024 PUBLIC ENGAGEMENT REVIEW**

Summary Documentation Online Report Link:

<http://nhhippublicmeetings.com/2024/flowpaper/2024-public-review>

# **NHHIP VRA PROGRESS REPORT**

## **February 23, 2025**

### **APPENDIX G**

#### **THIRD PARTY COORDINATION MEETINGS**

MEETING DATE	THIRD PARTY	MEETING SUBJECT
7/29/2024	FHWA	NHHIP VRA
7/30/2024	Extenet	Project 3B Coordination Meeting
7/31/2024	Allen Boone Humphries Robinson LLP	Deck Park between Downtown and East Downtown
7/31/2024	OST/Almeda Corridors Redevelopment Authority; Downtown Houston Organization; Midtown Redevelopment Authority; Greater Southeast Management District; City of Houston	NHHIP Caps Coordination Meeting
8/1/2024	METRO	Project 3B-1 and 3B-2 Coordination Meeting
8/1/2024	COH	Project 3B-2 comment resolution
8/5/2024	METRO, AECOM, WSP	WTC Main, Fannin Tie-in at Wheeler Street
8/8/2024	Utility Companies	Project 3A 30% Utility Meeting
8/12/2024	FHWA	NHHIP VRA
8/13/2024	Extenet	Project 3B Coordination Meeting
8/15/2024	OST/Almeda Corridors Redevelopment Authority; TIRZ #7; TIRZ #15; Midtown Redevelopment Authority; Greater Southeast Management District; City of Houston; METRO; Near Northside	Multi-Agencies monthly Coordination Meeting for Projects 3A and 3B
8/13/2024	City of Houston, Harris County Flood Control District	North Canal Project Coordination Meeting
8/20/2024	HCFCFCD	Project 3B e-Permits Submittals
8/20/2024	COH and HCFCFCD	North Canal Project Coordination Meeting
8/23/2024	COH and HCFCFCD	North Canal Project Coordination Meeting
8/26/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
8/26/2024	Houston First	Coordination Meeting
8/27/2024	COH	Project 3A W & WW Design Coordination Meeting
8/29/2024	EaDo Cap Steering Committee	Deck Park between Downtown and East Downtown
8/29/2024	COH and HCFCD	North Canal Project Coordination Meeting
9/4/2024	Elected Officials Briefing	NHHIP Update and Segment 3 data presented at the July 18, 2024 public meeting
9/5/2024	METRO	Coordination Meeting
9/9/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
9/9/2024	FHWA	NHHIP VRA
9/10/2024	Extenet	Project 3B Coordination Meeting
9/13/2024	COH MSD	MSD Comments Interchange Local Streets
9/16/2024	COH/LANDOWNER	2101 Leeland
9/17/2024	COH and HCFCD	North Canal Project Coordination Meeting
9/18/2024	COH	3B-2 Tree permit application status
9/18/2024	TxDOT, METRO, HDR, AECOM	Safety and Security Review Committee
9/19/2024	TIRZ #15	Graffiti Building Discussion
9/23/2024	METRO, HCFCD, COH, Houston First and Utility Companies	Project 3B-1 Preconstruction Meeting
9/23/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
9/24/2024	COH	Project 3A W & WW Design Coordination Meeting
9/24/2024	Extenet	Project 3B Coordination Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
9/26/2024	EaDo Cap Steering Committee	Deck Park between Downtown and East Downtown
10/3/2024	Houston Housing Authority	Impacted Buildings/Units at Kelly Village
10/3/2024	Comcast	3B-2 Coordination Meeting
10/4/2024	COH	St. Emanuel Street Lighting
10/7/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
10/8/2024	COH and HCFCD	North Canal Project Coordination Meeting
10/8/2024	Extenet	Project 3B Coordination Meeting
10/10/2024	HCFCD	Agency Coordination
10/10/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
10/11/2024	COH and TxDOT HOU	North Canal Project Coordination Meeting
10/14/2024	COH DWO	DWO Variance Meeting
10/15/2024	COH and HCFCD	North Canal Project Coordination Meeting
10/15/2024	Public Meeting (In-Person)	NHHIP Projects 1 & 2 Public Meeting
10/16/2024	TxDOT, METRO, HDR, AECOM	Safety and Security Review Committee
10/17/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
10/17/2024	Comcast	3B-2 Coordination Meeting
10/17/2024	Public Meeting (Virtual)	NHHIP Projects 1 & 2 Public Meeting
10/18/2024	COH/TIRZ	Phase 1 Tree Planting Stakeholder Meeting #1
10/21/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
10/22/2024	COH	Project 3A W & WW Design Coordination Meeting
10/22/2024	Extenet	Project 3B Coordination Meeting
10/24/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
10/24/2024	Houston First	EaDo Cap Engineering Discussion
10/25/2024	HCTRA and TxDOT HOU	Hardy Connectors in Project 3C-2 and Advance Funding Agreement development.
10/29/2024	METRO, AECOM	METRO Comms Station Items
10/31/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
11/4/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
11/5/2024	Extenet	Project 3B Coordination Meeting
11/5/2024	FHWA	NHHIP VRA
11/6/2024	CNP	Project 3A CenterPoint MUG Project Status Update
11/7/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
11/7/2024	H-GAC	Carryover NHHIP CAP Project
11/12/2024	COH and HCFCD	North Canal Project Coordination Meeting
11/12/2024	METRO, AECOM	Communication Team Questions
11/13/2024	Elected Officials Briefing	NHHIP Update and Segment 3 data to be presented at the December 5, 2024 public meeting
11/14/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
11/15/2024	COH, HCFCD, TxDOT HOU	South Canal and North Canal Design Coordination Meeting
11/18/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
11/19/2024	COH and HCFCF	North Canal Project Coordination Meeting
11/19/2024	Extenet	Project 3B Coordination Meeting
11/19/2024	Houston First	South Phase Discussion
11/20/2024	METRO, AECOM, SEA, TxDOT	Constructability Review Workshop
11/20/2024	METRO, AECOM, HDR, TxDOT	Safety and Security Review Committee
11/21/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
11/21/2024	OST/Alameda Corridors Redevelopment Authority; TIRZ #7; TIRZ #15; Midtown Redevelopment Authority; Greater Southeast Management District; City of Houston; METRO	Multi-Agencies monthly Coordination Meeting for Projects 3A and 3B
11/22/2024	COH	Project 3B-2 COH DHS Cameras
11/25/2024	METRO	Project 3A: Wheeler Station and Light Rail Design
11/26/2024	COH	NHHIP 3A W & WW Design Coordination Meeting
12/2/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
12/2/2024	TxDOT HOU, CNP	Project Priorities for CenterPoint Electric and Gas Facilities
12/3/2024	Extenet	Project 3B Coordination Meeting
12/3/2024	METRO	Project 3A F/U Meeting
12/4/2024	COH	City Street Changes
12/4/2024	COH/TIRZ	Phase 1 Tree Planting Stakeholder Meeting #2
12/4/2024	CNP	Project 3A CenterPoint MUG Project Status Update
12/5/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
12/5/2024	Public Meeting	NHHIP Project 3 Public Meeting
12/9/2024	FHWA	NHHIP VRA
12/12/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
12/12/2024	Comcast	Project 3B-2 Coordination Meeting
12/16/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
12/17/2024	COH and HCFCFCD	North Canal Project Coordination Meeting
12/17/2024	Extenet	Project 3B Coordination Meeting
12/18/2024	METRO, AECOM, HDR, TxDOT	Safety and Security Review Committee
12/19/2024	COH/CNP	St. Emanuel Street Lighting
12/19/2024	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
12/30/2024	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
1/1/2025	CNP	Project 3A CenterPoint MUG Project Status Update
1/6/2025	FHWA	NHHIP VRA
1/8/2025	METRO	Project 3C-3 Coordination and crossing of METRO LRT
1/9/2025	COH and HCFCFCD	North Canal Project Coordination Meeting
1/9/2025	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
1/9/2025	Comcast	Project 3B-2 Coordination Meeting
1/13/2025	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
1/13/2025	AT&T	3B-2 - Temp Crossings on CNP Poles - Dennis Crossing

MEETING DATE	THIRD PARTY	MEETING SUBJECT
1/14/2025	COH and HCFCF	North Canal Project Coordination Meeting
1/14/2025	METRO	Wheeler Station
1/14/2025	Museum Area Municipal Association (MAMA)	I-45 Project 3 Overview Presentation
1/16/2025	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
1/20/2025	AT&T	Project 3B-2 - Temp Crossings on CNP Poles - Dennis Crossing
1/21/2025	COH	Project 3B-2 COH DHS Cameras
1/21/2025	COH and HCFCF	North Canal Project Coordination Meeting
1/23/2025	Houston City Council District H	Briefing on NHHIP and I-10 Projects with Houston City Council District H
1/23/2025	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
1/23/2025	Comcast	Project 3B-2 Coordination Meeting
1/24/2025	TxDOT HOU, HNTB, HCTRA	NHHIP Project 3C-2 Coordination Meeting
1/24/2025	Houston First	GRB Convention Center Expansion and proposed NHHIP highway improvements
1/27/2025	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
1/27/2025	AT&T	Project 3B-2 - Temp Crossings on CNP Poles - Dennis Crossing
1/28/2025	COH	NHHIP 3A W & WW Design Coordination Meeting
1/28/2025	Extenet	Project 3B Coordination Meeting
1/28/2025	METRO	Wheeler Station
1/28/2025	Houston Berean Seventh-Day Baptist Church	Project 3B-1 Overview Presentation
1/30/2025	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting

MEETING DATE	THIRD PARTY	MEETING SUBJECT
1/30/2025	COH and Utility Companies	Project 3B-2 Utilities Meeting
1/31/2025	Houston First	GRB Convention Center Expansion and proposed NHHIP highway improvements.
2/3/2025	AT&T	Project 3B-2 - Temp Crossings on CNP Poles - Dennis Crossing
2/4/2025	METRO	Wheeler Station - Bi-Directional Track Workshop
2/4/2025	COH	Project 3B-2 COH DHS Cameras
2/5/2025	CNP	Project 3A CenterPoint MUG Project Status Update
2/6/2025	METRO, COH and Utility Companies	Project 3B-1 Utilities Meeting
2/6/2025	COH and Utility Companies	Project 3B-2 Utilities Meeting
2/6/2025	Comcast	Project 3B-2 Coordination Meeting
2/7/2025	COH/TIRZ	Phase 1 Tree Planting Stakeholder Meeting #3
2/7/2025	Houston First	GRB Convention Center Expansion and proposed NHHIP highway improvements
2/10/2025	CNP	Project 3B-2 CenterPoint Gas Coordination Meeting
2/10/2025	AT&T	Project 3B-2 - Temp Crossings on CNP Poles - Dennis Crossing