

## **HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES**

October 6, 2016

*The following notes are a reflection of TxDOT's summary of the meeting and are not designed to be an exact representation of proceedings. The responses to questions posed during the meeting included in this document may be abbreviated and not reflect the full and appropriate responses for individual situations. CAB members and the public should contact the appropriate agency for complete and personalized answers to their questions.*

### **Opening**

- The CAB Chairperson (Pastor Adam) opened the meeting by noting that the CAB is identifying issues in the community. He asked that people discuss issues with the CAB prior to meeting with the media.
- The facilitator reviewed the agenda and format for the meeting.

### **TxDOT Liaison Update**

- One of the action items from the previous meeting was to have a TxDOT appraiser available to explain the process. The TxDOT Liaison (Christopher Amy) said that a TxDOT representative would present this information at this meeting.
- TC Ayers Park will not be improved by TxDOT, but will be improved by the City as part of Section 4(f) mitigation. Areas near the parking lot and Leathers properties are being reviewed for possible improvements by TxDOT.
- There will be an upcoming public meeting for the SH 286/I-37 interchange update.
- Another action item was for the Corpus Christi Housing Authority to hold a workshop, including CAB members, regarding the D.N. Leathers property. The Housing Authority held a workshop on Thursday, September 29, in fulfillment of the action item. The workshop was successful and shows that the CAB subcommittee process is working.
- Additional subcommittees will be set up for topics such as hazardous materials and construction and CAB members can volunteer to serve on these committees.

### **Corpus Christi Housing Authority Update**

- The Housing Authority (Gary Allsup) provided CAB members with a written report which provided updated information on the relocation of D.N. Leathers residents and the closing, demolition, and disposition of the property, and information on the merit and availability of public housing units.
- The second page of the report includes data on the status of the relocation process for D.N. Leathers residents. Currently, there are 32 households who have relocated to other public housing units. These households can still qualify to move to Section 8 housing if they choose. There are 24 households who have moved or will be moving to Section 8

housing. There are pending housing inspections for eight of these Section 8 apartments. Most of the pending inspections were anticipated to be completed that day or the next. The Housing Authority has the responsibility to ensure that housing meets U.S. Housing and Urban Development (HUD) standards.

- There are 20 households whose moves are pending for various reasons, such as landlords who have confirmed the move but are still awaiting official approval.
- In total, nearly 70 percent of D.N. Leathers residents have found a place to stay.
- There are 13 households who have vouchers and are still looking for a place to stay. There are also 23 households who have received a letter from the Housing Authority but have not yet contacted the Housing Authority.
- The D.N. Leathers closing and demolition date was extended by 90 days. This extension was requested by HUD and approved by TxDOT and FHWA. This extension will not affect bridge construction. The four-party agreement was not updated to reflect the demolition extension but rather an addendum was added to the four-party agreement stating the extension of 90 days. The extension does not force D.N. Leathers residents to start over in the process; it just extends the allowable timeframe for moving.
- The Housing Authority has agreed to provide up to \$500 in assistance for costs associated with deposits and application fees. HUD does not allow for federal funds to be used for this type of assistance. The Housing Authority will use non-federal funds for this purpose.
- The Housing Authority noted that housing vouchers for D.N. Leathers residents may be renewed and extended through February 28<sup>th</sup>. However, residents must request renewal in order to receive this extension. This requirement will provide an opportunity for the Housing Authority to have contact with these residents and offer assistance.
- Based on comments from the last meeting regarding lack of Housing Authority Section 8 staff, the Housing Authority will now have staff on site at D.N. Leathers on Mondays from 8 am to 12 pm and Wednesdays from 8 am to 5 pm.
- For public housing, residents pay 30 percent of their adjusted income for rent. Income eligibility limits are based on household size. The Housing Authority stopped leasing units to citizens on its public housing waiting list and now have 200 units available for D.N. Leathers and Hillcrest neighborhood residents. However, there are approximately 2,000 residents on the public housing waiting list. To date, no applications have been received from residents from the Hillcrest neighborhood. The Housing Authority wants to start releasing some of these units to citizens on the waiting list. The Housing Authority solicited the CAB to help get the word out about the units available for residents in the neighborhood, so the Housing Authority can determine whether these properties should now be made available for non-Hillcrest residents who are on the waiting list. Gary pointed out that about 50 public housing units become available each month, so there will be a continuing supply if needed by the Hillcrest residents.

- The Housing Authority noted that they provide other services besides housing, such as child, senior, and family programs, hot lunches, help with job searches, and after-school services.

#### Port Authority of Corpus Christi/DRA Update

- The DRA (Dionisio Marquez) announced that offers are in progress for 184 property owners. Offers will begin to be sent out to residents in October. TxDOT has an oversight role in reviewing the appraisals for compliance.

#### TxDOT Right of Way Office Update

- TxDOT representative (Boone Waters from Burns & McDonnell) noted that he is a contractor for, not an employee of TxDOT, and is a certified general real estate appraiser. He provided a handout that included the compliance factors that TxDOT reviews for each appraisal.
- The start of the appraisal process begins by the Port hiring an independent appraiser that provides a hands-on approach to the appraisal process. The appraiser is required to contact the property owner prior to the appraisal and then conduct an in-depth inspection of the home/property. After completing the on-site inspection, the appraiser researches what it would cost to construct the same home, similar properties that have been sold, and what income the home currently generates. The appraiser then completes a detailed report on the property. The Port then hires a second appraiser to review the report and complete an external inspection of the property. After the review is complete, the report goes to TxDOT's compliance review appraiser.
- The TxDOT appraisers provide high-level review to determine if the paperwork has been completed appropriately. The four-party agreement triggers the need for appraisals to follow the Uniform Relocation Act which has five requirements: adequate description; relevant approaches; description of comparables; statement of value; and certification and effective dates. The Uniform Relocation Act also requires that appraisals be done in accordance with the Uniform Standards of Professional Appraisal Practice, which requires all appraisers to be certified. TxDOT appraisers ensure that Port appraisals follow the Act and check the calculations in the reports.

#### City of Corpus Christi Update

- Debbie Davenport reported that the City has lists of apartment complexes, banks with low down payments, agencies offering home buying counseling, and other information for residents.
- The City has heard that people may have the impression that building permits are not being issued in the Hillcrest neighborhood. The city is still issuing building permits in the neighborhood.

### Flatiron/Dragados Update

- Lorette Williams reported that the job fair will be held on October 15<sup>th</sup> at the Sunrise Career Center from 9 am to 2 pm. Veterans' priority entrance will occur from 9 am to 10 am, and the fair will open to the general public at 10 am. Flatiron/Dragados is partnering with Workforce Solutions for the event, and more information can be found online.
- Approximately 40 to 50 people attended the Design Charrette and there was much discussion regarding the different design options. Flatiron/Dragados is analyzing the input received and will hold another design charrette in six months to discuss aesthetics.

### TC Ayers CAB Subcommittee Update

- A subcommittee was set up to discuss options regarding the TC Ayers Park and the D.N. Leathers property once the buildings are removed. The subcommittee discussed some ideas for the two properties. The ideas are being vetted and will be presented to the CAB once finalized. The CAB Chairperson mentioned that the meeting was a great opportunity for people to discuss issues. He also noted that more people should attend events such as the design charrette where they are provided with opportunities to provide input on the project.

### CAB Member Questions and Comments

- What is the \$500 from the Housing Authority for?
  - D.N. Leathers residents can receive up to \$500 for deposit assistance, application fees, renter's insurance, and other fees associated with renting a new property.
- Is \$500 enough to help?
  - In many cases, yes, but sometimes it may not cover the full amount of the security deposit. This is not an expense funded by HUD because it is a fee that is gifted to the resident. Residents who receive this financial help will not be asked to repay the Housing Authority if and when any portion of the security deposit is returned to them in the future. There are some apartments that are waiving deposits, providing gift cards, and providing other incentives to encourage residents to move in. There are also non-profit organizations who might provide financial assistance if needed.
- What more can the Housing Authority do to ensure that D.N. Leathers residents and other Hillcrest residents know that public housing units are available for them?
  - Of the 122 D.N. Leathers residents who have Section 8 vouchers available to them, 23 that have not moved forward with moving. The CCHA is trying to track down these residents to let them know about their options. Bi-weekly meetings occur on site regarding the relocation process, and residents are beginning to move.
  - Around 2,000 non-Leathers citizens are on the waiting list for public housing, but the Housing Authority stopped leasing vacant public housing units in order to

hold them available for D.N. Leathers and Hillcrest residents. The Housing Authority has yet to receive applications from non-D.N. Leathers Hillcrest residents and encouraged the CAB to let residents know that the units are available and help think of ways to get the word out. The Housing Authority is considering when is the right time to start leasing out the 200 units to citizens on the waiting list. Even if the Housing Authority did start leasing to other citizens, D.N. Leathers and Hillcrest residents will be placed at the top of the housing list if they indicate they want to move to public housing.

- A CAB member noted that people do not know that the Housing Authority public housing units are available. It may be good to let them know through letters. People want to know the locations of the available units because there may be public housing complexes in areas they would not like. The CAB member also suggested not leasing out the units to others until thoroughly letting D.N. Leathers and local community residents know about the units.
  - The Housing Authority explained that the unit offered to a resident is based on a random assignment from among the 13 Housing Authority owned properties. Residents have the opportunity to decline their first assignment and go with a second, randomly chosen option. Randomizing is the only way the Housing Authority can ensure fair assignment of units since some properties are more desirable than others. Once in a unit, a resident can request to be reassigned to another property. Although there are 200 units that have been set aside, the Housing Authority is able to allow residents to pick from among the 13 properties. The first step for a D.N. Leathers or Hillcrest resident to move into a Housing Authority property is to obtain a letter from DRA that certifies the resident is being displaced by government action.
- Chris Amy asked if the CAB would want to have a workshop to discuss the availability of Housing Authority units to D.N. Leathers and local community residents. The CAB indicated that until there is more certainty for landlords about whether they will receive relocation benefits, it is premature to hold a workshop about public housing availability for their tenants.
- Will people have to wait until landlords decide whether to participate in the acquisition program before they are able to move into the Housing Authority units?
  - No, residents of Hillcrest may apply and be considered for the set-aside units regardless of whether or not their current landlord decides to sell to the Port.
- Is there a list of the 13 Housing Authority properties available?
  - There is a list of the Housing Authority properties. This list has been provided to Leathers residents. In addition, others can find the list online or go to the Housing Authority offices for a copy.
- The community thinks that a new Leathers property will be constructed. Is this correct?
  - No, D.N. Leathers will not be rebuilt.

- How can people who are not part of the CAB join the TC Ayers subcommittee?
  - People interested in joining a CAB subcommittee who are not part of the CAB can contact Chris Amy or the CAB Chairperson.
- A CAB member read a letter from the Citizens Alliance for Fairness and Progress addressed to the Federal Highway Administration (FHWA) and TxDOT concerning relocation benefits for landlords and their tenants. The CAB member provided a copy of the letter to Chris Amy.
  - FHWA acknowledged that community members have waited several months for an answer from FHWA regarding landlord relocation benefits. This question still has not been resolved. FHWA noted that the two-party agreement was not written with the needed clarity, causing a misalignment in the meaning of the agreement between different parties. FHWA is still working on a way to amicably resolve the question.
- Is the company that Boone Waters works for a local firm?
  - No, Boone Waters' is located in Houston but the company he works for has offices throughout the state.
- Is it possible to bring in other presenters to get another perspective on the appraisal process from people such as local appraisers not accepted by the Port or from community members DRA has previously worked with? It would be helpful to get a holistic view of how the acquisition/relocation process was implemented in other areas.
  - DRA will look into potentially providing other speakers. An upcoming workshop on October 18<sup>th</sup> will feature a resident who went through the acquisition/relocation process and went from a tenant to a homeowner. The workshop will be held at 5:30 pm at the Oveal Williams Senior Center.
- A CAB member recommended that the categories on the Housing Authority report, “Moving or Moved,” “Pending Inspection,” and “Pending Make-Ready” should not be considered sure things because contracts could fall through. The member suggested keeping the 200 units set aside for other residents in the community that may be displaced. She noted that the number of available public housing units should match the number of people needing properties. The member noted that some people are scared of the City or of leaving their house, etc. so it may be helpful to go door-to-door or gather the renters within the community together.
- If there are elderly residents in the Hillcrest neighborhood who want to go to public housing, can they go to DRA for certification? In addition, if those residents moved and new ones moved in while the Voluntary Acquisition Program was happening, can the new residents be certified by DRA and move to public housing?
  - The initial tenants would be eligible for certification by DRA and could relocate to public housing. The newly moved-in tenant would not be eligible to be certified by DRA as displaced by government action and thus would not receive preferential treatment to move into public housing.

- The list of apartments is not updated.
  - There are two lists in question. The first list of Housing Authority public housing properties is up-to-date and accurate. The second list includes private rental properties that accept Section 8 housing vouchers. The Housing Authority checked within the last 60 days to ensure that these properties are still accepting vouchers. Because occupancy availability may change quickly, some of the properties listed may no longer have openings and the Housing Authority may not be aware of current availability.
- A CAB member noted that the list of Housing Authority owned properties is posted online. She also noted that the Housing Authority is trying to help residents and is requesting the CAB to help inform Hillcrest residents.
- What sales has DRA finalized and how much did property owners get for their properties?
  - DRA has not made any offers yet, but they will be making offers this month (October).
- A CAB member commented that the appraisal compliance review process looks at the appraisal. If the appraisals are based on historical values, the acquisition amount will not be sufficient to purchase another property. The appraisal should be based on present market value of the property.
  - An appraisal is based in part on the most current sales that occur nearby. Owner-occupants will also have other funding benefits such as relocation assistance.
- A CAB member expressed the view that homes based on fair market value and the cost of a comparable will not be fair.
- What is a pending voucher?
  - It is a voucher that is being held for a D.N. Leathers resident who has been notified by the Housing Authority about the availability of the voucher, but who has not attended a meeting with the Housing Authority. The Housing Authority is sending out more letters this week to give these residents information and to offer the vouchers. The 90-day relocation extension will provide more time to reach out to residents with pending vouchers.
- Where are the physical copies of the property lists?
  - A list of Housing Authority-owned properties and a list of properties accepting Section 8 vouchers can be found at the Housing Authority's main office at 3701 Ayers or at the D.N. Leathers Leasing Office.

## Closing

- The Vice Chairperson (Floyd Williams) noted that some people have resided in Hillcrest for a long time. He asked that people who do not live in the community consider what it would be like to be forced out of their homes and to consider the point of view of a

resident facing relocation. The Vice Chairperson stated that some people are comfortable where they are and are not ready to leave. He also noted that some people are afraid to talk to TxDOT, the Port, and others involved with the project and suggest that these groups reach out to one another.

- The facilitator (Louise Smart) emphasized that this is a *Voluntary Acquisition and Relocation* program.
- The next CAB meeting will be on November 3.



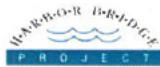
## Harbor Bridge Community Advisory Board Meeting #6

Thursday, October 6, 2016 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive  
**GENERAL PUBLIC SIGN-IN SHEET**

Name (Please print) Nombre (Use letra de bloque)	Address Dirección	Phone Teléfono	Email Correo Electrónico	Affiliation (homeowner, tenant, property owner, media, etc.) Afiliación (propietario, inquilino, dueño, prensa, etc.)
Mark Brown				PROPERTY OWNER
Tom Koenigsmann				
Evelyn Sanford				Property Owner
Jesse A. Escobedo				Property owner
Valerie Shelton				Property owner
Darrin Aldrich				Property owner
Gloria Scott				Property owner
Jeanette V. Ross				gmail.com Property owner





## Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, October 6, 2016, 5:30-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	Contact Information	Title	First Name	Last Name	Address	City	State	Zip Code	Phone	Email
		Ms.	Norma	Alvarez						
		Mr.	Jimmy	Arceneaux						
		Ms.	Shelena	Arceneaux						
		Ms.	April	Bassett						
		Ms.	Ruby	Berry						
		Mr.	Alfred	Bradley						
		Ms.	Alice	Bussey						
		Mr.	Will	Bussey						
		Ms.	Juanita	Cadena						
		Ms.	Suzie	Canales						
		Pastor	Adam	Carrington						
		Ms.	Gwendolyn	Coleman						
		Ms.	Rose	Cornelius Crawford						
		Mr.	Chris	Dundas						
		Ms.	Dorothy	Dundas						
		Mr.	Sylvester	Hardeman						
		Mr.	Fred	Hobbs						
		Dr.	Geraldine	Johnson						
		Ms.	Barbara	Major						
		Ms.	Gwen	McChester						
		Ms.	Mae Ruth	Milligan						
		Ms.	Jerrilyn	Moore						
		Ms.	Jasmine	Mosley						
		Ms.	Janie	Mumphord						
		Mr.	Joel	Mumphord						
		Mr.	Ron	Navarro						
		Ms.	Rosie Ann	Porter						
		Ms.	Veronica	Ramirez						
		Ms.	Vivi	Ramirez						
		Mr.	Charles	Richardson						
		Ms.	Jean	Salone						
		Ms.	JoAnn	Sanford-Hayes						
		Mr.	Donald	Shelton						
		Mr.	Joseph	Taylor						
		Mr.	Lamont	Taylor						
		Mr.	Lex	Uhlenhaker						
		Mr.	Floyd	Williams						
		Mr.	Henry	Williams						
		Mr.	Wendell	Williams						
		Ms.	Lena	Wilson						
		Mr.	Barry	Wolfson						
		Mr.	Noel	Youngblood						

## Harbor Bridge Community Advisory Board Meeting #6

Thursday, October 6, 2016 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

### STAFF SIGN-IN SHEET

Name	Organization
Al Alongi	FitWA
Juliee Hugo	FDLLC
Lorette Williams	FDLLC
Tom Koenigskeerdt	Fauc
Lynn Smith	HNTB
Joseph Briones	TxDOT
Grace Cortez	POCCA - HC
Debbie Davenport	City of Cl
Liz Alvarado	City of CC - HCD
Sarah Munoz	City of CC
Tom Niskala	CC
Kely Ry	City of Corpus
JEFF Taylor	DRA
<del>Donelle Shello</del>	
GARY Allsor	CC Housing Authority
Sam Esquivel	PCCA
Mike Galloway	TxDot
Yvette Aguilera	City of CC
Boone Waters	Burns & McDonnell



Harbor Bridge Community Advisory Board Meeting #6

Thursday, October 6, 2016 from 5:30 p.m. – 7:30 p.m.

Oveal Williams Senior Center  
1414 Martin Luther King Drive

# STAFF SIGN-IN SHEET



# CORPUS CHRISTI Housing Authority



## Harbor Bridge Community Advisory Board Meeting #6 Agenda

<b>Date:</b>	Thursday, October 6, 2016
	<i>An optional special topic open house will be held from 5:30-6:00 p.m. to view and discuss TC Ayers Park changes to design</i>
<b>Doors Open:</b>	5:30 p.m.
<b>Start Time:</b>	6:00 p.m.
<b>End Time:</b>	7:30 p.m.
<b>Location:</b>	Oveal Williams Senior Center 1414 Martin Luther King Dr. Corpus Christi, TX

**Purpose:** The purpose of this meeting is:

- To respond to questions raised by the CAB at the September 1 meeting
- To update the CAB on the progress of the Acquisition and Relocation program

**Agenda:**

1. The CAB Chairperson will welcome everyone and review the agenda.
2. The TxDOT Liaison will provide an update on action items.
3. Presentations: (40 minutes)
  - a. The Corpus Christi Housing Authority will provide an update on the relocation program for the D.N. Leathers I residents.
  - b. DRA will provide an update on the Acquisition and Relocation Program.
  - c. The TxDOT Right-of-Way office will explain TxDOT's oversight role of the appraisal process.
  - d. City of Corpus Christi will provide a program update.
  - e. Flatirons Dragados will provide an update on:
    - (1) Job fairs
    - (2) The Design Charrette
  - f. The CAB Sub-committee will report on design issues related to TC Ayers Park.
4. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (30 minutes)
5. The public will provide comments on topics addressed in this meeting.
6. TxDOT will identify next steps, including CAB meetings and other activities.
7. The CAB Chairperson will close the meeting.

**NEXT CAB MEETING: November 3, 2016**



## Harbor Bridge Community Advisory Board

# COMMENT FORM

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

**Name (please print):**

**Address:**

**Phone:**

## Email:

### Comments:

This form may be used to provide comments or submit questions on this project. For additional information, contact Christopher Amy at 361-739-6960 or visit our website at [www.ccharborbridgeproject.com](http://www.ccharborbridgeproject.com).



## Comité de Consejo Comunitario Harbor Bridge

# COMITÉ DE CONSEJO COMUNITARIO HARPER DRAG FORMULARIO PARA COMENTARIOS

Fecha: \_\_\_\_\_

**Nombre (use letra de bloque):**

**Dirección:** \_\_\_\_\_

**Teléfono:** \_\_\_\_\_

**Correo Electrónico:**

## Comentarios:

Este formulario se puede usar para proporcionar comentarios o preguntas sobre este proyecto. Para mayor información, comuníquese con Christopher Amy al 361-739-6960 o visite nuestra página web [www.ccharborbridgeproject.com](http://www.ccharborbridgeproject.com).



## NOTES

Date \_\_\_\_\_

# **HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES**

September 1, 2016

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## ***Opening***

- The CAB Chairperson, Pastor Adam Carrington, opened the meeting and welcomed the Mayor of Corpus Christi Nelda Martinez, and other public officials who were present.
- The Mayor spoke about the award given by the City Council to Errol Summerlin for his work on behalf of the neighborhood and Mr. Summerlin described his history as a community advocate.
- The TxDOT Liaison, Christopher Amy, presented the updated Acquisition and Relocation Process Flowchart and a Frequently Asked Questions document.
- The CAB Chairperson announced that subcommittees would be established to discuss specific topics such as environmental safety and hazards, traffic, and others.

## ***City of Corpus Christi Update***

- The City of Corpus Christi Liaison announced that the TC Ayers pool will be refurbished and ready for residents by summer 2017.

## ***Port/DRA Update***

- The Port/DRA received its first appraisal, which is currently in the review process. DRA is also drafting an offer based on the appraisal.
- DRA explained that the flowchart shows a condensed version of the process and explained the different steps.
- All replacement housing will be inspected to ensure that it is clean, safe, and sanitary.
- Closing on the sale of the home and the purchase of the replacement home will occur concurrently.
- Appraisal firms are currently processing about 100 appraisals.
- DRA thanked the CAB for bringing neighbors in to the DRA office to discuss their individual situations and noted that there has been an increase in people stopping by. One-on-one and small group meetings allow for discussions on the process to be tailored to specific situations.
- Staff members are able to stay later than the posted office hours, if needed. DRA will accommodate peoples' schedules and can also schedule meetings.

### ***Environmental Safety Discussion***

- The CAB Chairperson explained that the following actions could result in environmental concerns: building the bridge, demolition of Leathers I, and demolition of buildings acquired by the Port. He explained that the topic of environmental safety is being introduced at this meeting, that details will not be addressed at this time, and that a CAB subcommittee will be created to address concerns.
- Flatiron Dragados will provide information regarding environmental concerns associated with the construction of the bridge at a later date.
- The Port will also provide information about demolition of acquired properties.

### ***Flatiron Dragados Update***

- Lorette Williams, CAB Liaison for the developer, noted that CAB members have been sent a letter and/or email regarding the upcoming design charrette. CAB members who did not receive the information were invited to RSVP after the meeting.
- A Breakfast with the Builder session will be held on September 27, with a second on September 29, to provide Hillcrest, Washington/Coles and North Beach residents with the opportunity to meet and discuss questions with Flatiron Dragados.
- There will be a job fair in October, but the date has not been determined.

### ***Housing Authority Update***

- Deborah Sherell described the Corpus Christi Housing Authority approach to addressing environmental safety issues.
  - The Housing Authority is required to inspect all its capital properties and noted that it has experience dealing with hazardous materials as a result from demolition.
  - Information about hazardous materials will be shared with the neighborhood once demolition begins.
  - A potential hazardous materials concern for the Leathers I property is asbestos abatement. If asbestos is discovered, the Housing Authority will hire a contractor to deal with the removal of asbestos, including minimizing airborne particles.
- The Housing Authority held meetings on August 10 and 28 with over 15 people at each. The meetings included a landlord who handed out fliers and discussed the homes he has available for Leathers residents.
- The Housing Authority noted that some residents brought up concerns about being able to pay a deposit for non-public housing. The Housing Authority is not providing funding for deposits at this time.
- Leathers residents should be moved out by October 31, but they can stay a bit longer if they need time to move into their new place. All residents must be out by November 30 because demolition begins December 1.

### ***Questions/Comments from CAB members***

- Will Leathers residents have to pay a deposit to the Housing Authority for Section 8 housing?
  - No, the deposit would be paid to the landlord who is accepting the Section 8 housing voucher. Typically, the deposit is equivalent to one month's rent.
- What is the exact date Leathers residents need to move out?
  - The Housing Authority is asking that people be out by October 31, but they can stay as late as November 30 if they need more time.
- Why is a deposit needed if Leathers residents are moving to Section 8 housing? It is unlikely that residents will be able to come up with the money for a deposit.
  - The Housing Authority will discuss the issue of deposit payments with the landlords, but the Housing Authority does not have control over landlords and whether or not they require a deposit. If a Leathers resident decides to move into another public housing development, no deposit will be required.
- Are there other programs to help Leathers residents? Currently, some Leathers residents feel like they have obstacles including coming up with deposits, having their credit checked, finding a landlord from the limited supply of participants, and a lack of staff at the Housing Authority.
  - The Housing Authority has several staff members who administer the Section 8 program. There currently may only be one person working as a site inspector who reviews properties before residents move in. The Housing Authority has the ability to hire contractors to conduct inspections if more inspectors are needed.
- People may not be able to get together money for a deposit in the two months prior to move out. Is there enough public housing available?
  - Yes, there are 122 spots available in the public housing properties. These are currently being held for displaced Leathers residents.
- There are not enough people at the Housing Authority to help with the application process.
  - There are about five people available.
- There are landlords that are not accepting vouchers who should.
  - If this is occurring, please inform the Housing Authority.
- Can the list of available locations accepting Section 8 housing vouchers be updated?
  - The Housing Authority will let the correct department know that the list needs to be updated.
- Can a Leathers subcommittee be created?
  - Yes, the CAB can set up a committee and coordinate with the head of the Housing Authority. In addition, workshops can be set up to discuss the Leathers relocation process.
- A CAB member noted that more cruise ships are expected to visit and pollute the harbor. This pollution will be compounded with vehicular traffic.

- At what point does a resident see the appraisal? Is there the potential for TxDOT to adjust the appraisal during its review?
  - The homeowner will receive the appraisal after it has been reviewed by the Port/DRA and TxDOT. TxDOT is only providing oversight to ensure that the correct process/methodology is being followed to determine the appraisal but does not make adjustments to the appraisal.
- Why does TxDOT need to provide a review? The appraiser should be an expert.
  - TxDOT is required to oversee the appraisal process. The appraisers are experts and are approved by TxDOT, but TxDOT must still provide oversight. Additional information about TxDOT's role in this process will be discussed at the next meeting.
- Are environmental considerations such as proximity to the Port considered in the appraisal process?
  - Yes, adverse environmental conditions are being considered in the appraisal. Values of homes in the neighborhood are based on the values of comparable homes outside of the neighborhood.
- If appraisals are based on historical values, how does the valuation compare to the present, fair market value? Nothing in the neighborhood is currently worth more than \$40,000.
  - The appraiser considers the present fair market value as part of the appraisal. The relocation payment will enable a resident to purchase a comparable home that costs more than the appraised value of the resident's home.
  - For example, if a home is worth \$40,000 and a clean, safe, and sanitary home outside the neighborhood is worth \$65,000, there is a difference of \$25,000. Because TxDOT is involved in the sale, the homeowner can receive relocation assistance to cover the price differential. This extra payment is not available through a non-governmental purchase.
  - Right now, there is much speculation about the appraisal process. People should visit with the DRA for their specific situation to know how the process will actually work for them.
- What is the point of an appraisal if the home is not worth much?
  - Since the property is being acquired by the government, it must have an established price.
- A CAB member mentioned that people may not understand appraisal terms like valuation, pricing, etc. to know if they are being treated fairly.
- Will rental property owners be provided with relocation assistance?
  - This issue is still being determined by the Federal Highway Administration.
- A CAB member mentioned that Section 6 of the relocation benefit program says that if an owner participates in the voluntary program, the tenants will be covered for relocation assistance and asked if landlords would receive relocation in this scenario.

- Tenants will receive relocation assistance, but the question of whether relocation assistance will be provided for landlords is still being determined.
- What do you have to do to start the acquisition/relocation process?
  - You will need to respond to the May 7 letter, then provide evidence you own your home. You will also need to sign an agreement to have your home appraised.
- Does signing the agreement to have your home appraised lock you into the process?
  - Yes, it will result in the owner receiving an appraisal and subsequent offer, which he/she can choose to accept or not.
- What happens when the appraisal is done? Does it go to the Port?
  - No, the appraisal goes to TxDOT. DRA will put a presentation about the appraisal process online.
- A CAB member correctly stated that once an offer is made, you cannot stop the 60-day acceptance timeframe.

### ***Questions/Concerns from the Public***

- Is the Housing Authority prohibited from providing deposits or did they choose not to provide deposits?
  - The Housing Authority made the decision not to provide deposit assistance.
- Did the Housing Authority reach out to any other agencies for help providing deposit assistance?
  - No.
- Will the Housing Authority meet with people one-on-one prior to them needing to move out of Leathers?
  - Yes.
- Does the Housing Authority discuss school quality, transportation, crime, etc. with Leathers residents?
  - School quality and crime are not provided to residents but can be provided if requested. Transportation mobility packages are provided to Leathers residents.
- How much money is the Housing Authority receiving for the Leathers properties? Could some of this money be provided for the relocation of Leathers residents?
  - The Housing Authority is receiving \$3 million for Leathers and funding for demolition. The money from the Leathers property is not being spent on relocating Leathers residents.
- Have apartment representatives been invited by the Housing Authority to attend Leathers meetings?
  - Representatives have been invited and they have also asked to attend.
- A member of the public commented that the Leathers relocation is involuntary, which is why it is a point of concern.
- When is the comparable looked at? When will the Port/DRA be involved in the process? Is there a process for a negotiation if you disagree with the offer before 60 days?

- The Port/DRA engages with homeowners once they show an interest in selling their property.
  - Comparables are looked at as soon as the appraisal process begins. DRA will work with the homeowner to determine if they agree with chosen comparables.
  - The DRA's goal is to present all necessary information the homeowner will need to make a decision to sell. The DRA will be available throughout the entire process to assist homeowners.
- Can a resident who sells his/her home to the Port build a home rather than purchase an existing home?
  - Relocation assistance is based on what it would take to purchase a clean, safe, and sanitary comparable home, so it is difficult to determine relocation funding if there is no existing home to compare. If funds are available by the homeowner prior to relocation, the homeowner may be able to build. Homeowners are encouraged to meet with DRA to discuss building and other questions regarding specific situations.
- A CAB member suggested that homeowners be able to receive their appraisals between the "Under Review Appraisal" and "Prepare Offer" steps as noted in the acquisition and relocation process graphic.
- A member of the public noted that a resident in the neighborhood has not heard from DRA and has waited 30 days to receive information about a comparable.

***Closing***

- The CAB Chairperson closed the meeting.
- The next CAB meeting will be Thursday, October 6.

## HARBOR BRIDGE COMMUNITY ADVISORY BOARD MEETING PHOTOS – OCTOBER 6, 2016



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