

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

September 1, 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 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 #5

Thursday, September 1, 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.)
Erin Gates				
McLean, Travis				
Carolyn Moon				Clean Economy Coalition
Errol Swanson				State Rep Abel Herrero
Marcos Bustamante				TxDOT
Valente Olivarez, Jr.				PORT
Dul Richardson				Port
San Esquivel				PROPERTY OWNER
Thomas Scrappin Lott				Property owner
Christen Escobar				



**CORPUS CHRISTI**  
 Housing Authority

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CHAD MAGNE				City Councilman
Debra Bonds				
JESSE A. ESCOBEDO				home owner
JUANITA HES/RP				home owner
Chasiz Bennett				home owner
RUDY GARCIA				on City Council
ZACH CARTER				HVD
GAYE WHITE				Rep. Todd Hunter
JOHN WHITE				PIBA
GLORIA A. HERNANDEZ				
Jeanette Ross				
MARIA BELL				
PETER M'BAN				THA/T



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Alice Hawkins				Property owner
Luey Rubio				City Council Woman, D-3
Tom Niskala				CIT
Shaunie Norfleet				Business in area
Esperanza Tullius				
Rachel Zumbo				
Pam McNeely				
Jennifer Ellis				



# CORPUS CHRISTI Housing Authority



## **Harbor Bridge Community Advisory Board Meeting #5**

Thursday, September 1, 2016 from 5:30 p.m. – 7:30 p.m.

## Oveal Williams Senior Center

1414 Martin Luther King Drive

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<b>Name (Please print)</b> Nombre (Use letra de bloque)	<b>Address</b> Dirección	<b>Phone</b> Teléfono	<b>Email</b> Correo Electrónico	<b>Affiliation</b> (homeowner, tenant, property owner, media, etc.) Afiliación (propietario, inquilino, dueño, prensa, etc.)
Yvette Aguilar Sarita Salvide				City of Demo. ♀



# CORPUS CHRISTI Housing Authority



## Harbor Bridge CAB Sign-In Sheet

Thursday, September 5, 2016, 5:30-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	Contact Information correct?	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.	Lex	Uhlenhaker						
✓		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.	Lamont	Taylor						
		Mr.	Joseph	Taylor						
		Mr.	Wendell	Williams						
✓		Mr.	Floyd	Williams						
✓		Mr.	Henry	Williams						
		Ms.	Lena	Wilson						
		Mr.	Barry	Wolfson						
✓		Mr.	Noel	Youngblood						

## Harbor Bridge Community Advisory Board Meeting #5

Thursday, September, 1, 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
Lynn Smith	HNTB
Julee Lugo	FDLLC
Diamond Chambers	FDLLC
Ramiro Garcia	HNTB
Kerly Fry	City of Corpus Christi
Liz Alvarado	
JAY Ellington	City of corpus christi
Lorette Williams	FDLLC
Becky Perrin	City of Corpus Christi
Ruoy Barbara	City of CC
George L. "Slay" Schlemp	Buens McDonnell
Stacie Talbert Anaya	City of CC
Erin Gaines	TRUA
R Deborah Sheppard	CC Housing Authority
GPA	DRA
Frank Jordan	DRA
Joseph Briones	TxDOT
Erin Grishon	HNTB



P R O J E C T

## Harbor Bridge

### Community Advisory Board Meeting #5 Agenda

<b>Date:</b>	Thursday, September 1, 2016
	<i>An optional special topic open house will be held from 5:30-6:00 p.m. to view and discuss: (a) TC Ayers Park design and (b) Harbor Bridge design aesthetics</i>
<b>Doors Open:</b>	5:30 p.m. (Special topic open house for CAB members and the public)
<b>Start Time:</b>	6:00 p.m. (CAB meeting)
<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 will be to:

- Update the CAB on the design of TC Ayers Park and bridge aesthetics
- Update the CAB on the acquisition and relocation processes and get feedback on experiences
- Begin conversation between CAB members and partnering agencies about plans for addressing environmental safety

**Agenda:**

1. Welcome
2. Update on action items
3. Presentations:
  - a. CAB sub-committee: Report on the status of TC Ayers Park design
  - b. Port: Report on progress achieved in the acquisition/relocation programs and the neighborhood use of DRA one-on-one meetings
  - c. CAB Chairperson: Introduce the topic of environmental safety, followed by brief presentations from partners (Flatirons/Dragados, Corpus Christi Housing Authority, the Port of Corpus Christi, and TxDOT)
4. Opportunity for CAB members to provide feedback and raise questions and/or concerns about the following topics, in this order:
  - a. Environmental safety
  - b. Acquisition/relocation program and experiences in DRA one-on-one meetings.
  - c. Issues for future discussion
5. Opportunity for the public to provide feedback and raise questions and/or concerns on topics addressed in this meeting
6. Identification of next steps, including upcoming CAB meetings and other activities
7. Meeting close

**NEXT CAB MEETING: October 6, 2016**



## Hillcrest Real Estate Acquisition & Relocation Program – FAQs

Community Advisory Board Meeting – September 1, 2016

### **OWNER-OCCUPANT RELATED QUESTIONS**

**Q1:** I am an owner-occupant of residential property in the neighborhood. If I choose to sell my home to the Port of Corpus Christi Authority (the Port), what is the difference between the acquisition payment and the relocation payment?

**A1:** Acquisition payments will be provided to owner-occupants who decide to sell their property through the Voluntary Real Estate Acquisition & Relocation Program (collectively referred to hereafter as the Program, the Acquisition Program, and/or the Relocation Program). In order to receive compensation under the Acquisition Program, you must have owned property within the neighborhood on January 1, 2016 and continue to own the property. Acquisition payments will be based on fair market appraisals. You do not have to accept the offer from the Port. You may choose to not sell your property.

The Relocation payment is the difference (price differential) between the purchase price of a comparable replacement home listed in your Notice of Eligibility and the fair market value of the existing home. This is the maximum payment and is offered to eligible owner-occupants of residential property who participate in the Acquisition Program. To receive a relocation payment, the owner-occupant must sell their home for the fair market value offer and purchase a decent safe and sanitary home.

In addition to the replacement housing payment, eligible owner-occupants may also be entitled to mortgage interest assistance if the interest rate on the replacement home's mortgage is greater than the interest rate on the existing mortgage (certain limitations apply), certain closing costs and moving costs associated with moving from the neighborhood.

**Q2:** How is the relocation payment for moving costs calculated?

**A2:** There are three options for calculating moving costs:

1. Actual, reasonable and necessary moving costs and related expenses, up to 50 miles or
2. Fixed move payment based on a moving cost schedule (the schedule is produced by the Federal Highway Administration ) or
3. A combination of 1 & 2 (actual move and fixed move).

**Q3:** What are the tax implications for the relocation and acquisition payments?

**A3:** Capital gains that occur as a result of acquisition of a property are taxable. For tax advice, please contact the IRS or your tax advisor. Relocation benefits are not taxable.

**Q4:** How can residents be sure they are treated fairly during the acquisition and/or relocation process?

**A4:** Acquisition and Relocation Assistance must be in accordance with the USDOT policy, mandated by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA). The policies and procedures provided in TxDOT's Acquisition and Relocation Assistance program are consistent with the USDOT policy. All property owners who decide to participate in the Voluntary Acquisition Program are entitled to receive just compensation for their land and property and Relocation Assistance including advisory services, payments and benefits. The program is administered according to Title VI of the Civil Rights Act of 1964, ensuring all eligible property owners, tenants and businesses are treated fairly.

**Q5:** What is needed to help people make their decisions and, if desired, relocate?

**A5:** The URA requires that each eligible displaced family business or individual receive fair market value for their property and improvements and relocation assistance benefits. The Port of Corpus Christi Authority's Acquisition and Relocation Program Agent, Del Richardson & Associates (DRA) or designee, will present the offer, the calculated replacement housing payment and brochures. The agents will explain the process and answer any questions the property owner may have in order to make an informed decision.

In addition, DRA is providing workshops, including but not limited to:

- Appraisal
- Acquisition
- Relocation Assistance
- Understanding property taxes
- First time home buyer programs
- Understanding real estate documents
- What is a mortgage
- How to manage your credit

DRA has an on-site project office with staff available and ready to answer any questions from walk-ins and those who call.

The established URA program and process, along with the many workshops and public outreach initiatives will help people make their decisions.

**Q6:** Please give an explanation of "comparables" and their use.

**A6:** For Relocation Assistance, a comparable is a decent safe and sanitary (DS&S) dwelling that meets applicable housing and occupancy codes. It will be structurally sound, contain a safe electrical wiring system, a heating system, be adequate in size related to the number of rooms to accommodate the



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Housing Authority

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displaced family or individual, include a separate bathroom that provides privacy, contain unobstructed exit and for a displaced person with a disability, be free of any barriers which would prevent ingress and egress.

Comparables are used to determine the upper limits of the replacement housing payment or rental assistance payment for eligible homeowners or tenants. No person to be displaced shall be required to move from his or her dwelling unless at least one comparable replacement dwelling has been made available to the individual or tenant.

For an owner-occupant, the use of a comparable is to determine the relocation housing payment, which is the price difference of the fair market value of the owner's home and the cost of the available DS&S comparable replacement dwelling.

For a tenant, the use of a comparable is to determine the rental assistance payment, which is the price difference between the current rent and rent for an available DS&S comparable replacement home, for 42 months.

**Q7:** What is the timeframe to make a decision after an appraisal is approved?

**A7:** An owner has 60 days to make a decision, in accordance with the Program Guidelines. The 60 day period begins on the date the offer to purchase and the replacement housing payment are presented to the landowner, in writing. During this time owners are encouraged to reach out to DRA for information and to answer any questions they may have. If a property owner elects to sell their land and improvements, they will have additional time to find a replacement home and relocate. The duration of the additional time will be on a case by case basis, dependent on clearing title and securing a replacement dwelling. DRA will assist to advance the closing and relocation to a replacement in an expeditious manner.

**Q8:** How to deal with actual or perceived housing shortage and competition for housing?

**A8:** All parties are currently exploring the perceived housing shortage; researching the market and discussing options. As the program progresses we will monitor the competition for housing and continue to work with the City of Corpus Christi Housing Authority.

**Q9:** The "comparables" that DRA will identify - will they be actual for-sale properties that the homeowners can consider purchasing (i.e., will the DRA help the homeowners find comparable homes to purchase?) or are they just for the purpose of calculating the maximum differential that a homeowner might get paid for purchasing property that is more expensive than the amount of money (at the appraisal level) they receive for their property?

**A9:** The comparables DRA will identify must be "for sale" properties. DRA will use one comparable to determine the replacement housing payment. DRA will also help a homeowner find a decent safe and sanitary home to purchase.

**Q10:** Concern about competition for housing. Their perception is that there is a shortage of homes for sale, that there's a rush to buy homes that are available now, and that there won't be housing for neighborhood residents who delay making a decision to sell their homes. Similarly, they are concerned that the Leathers tenants will be competing with non-Leathers neighborhood tenants for rentals in Corpus Christi and for first-time homebuyer's assistance. And that the tenants will be competing with current homeowners for purchase of homes.

**A10:** As the program progresses we will monitor the competition for housing and continue to work with the City of Corpus Christi Housing Authority

**Q11:** Once the appraisal is scheduled and completed, what is the timeline for the homeowner to schedule a meeting with the supervisor and the relocation specialist to discuss the appraisal?

**A11:** When the appraisal report is completed, it must be reviewed by a review appraiser and approved by TXDOT and the Port of Corpus Christi. Once the appraisal report and acquisition package is approved the acquisition agent will schedule a time to present the offer and explain the relocation assistance payment.

**Q12:** What guidelines will be used in doing the appraisal (i.e. Nueces County Appraisal District information) and what information will be used to set the maximum cap for an individual property?

**A12:** The appraisers will use guidelines established by the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), 49CFR Part 24 and Uniform Standards of Professional Appraisal Practice (USPAP).

**Q13:** In a previous meeting, a handout was provided that gave an example of how property taxes were assessed to properties valued at \$150,000 and \$85,000.

In Scenario 1, the homestead exemption was across the board of \$25,000 and the exemption for homeowners over 65 was calculated. **School taxes were assessed only.**

Scenario 2, the homestead exemption was based on 20% of the property value and the homeowners over 65 or disabled were increased. **Hospital taxes were assessed only.**

The question is how does a homeowner know which scenario their property will fall in and which tax will be assessed?



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**A13:** It is strongly recommended that owners schedule an appointment with the Nueces County Appraisal District or consult a tax attorney or tax consultant to get information pertaining to their personal property and exemptions.

*End of Section*

## **TENANT RELATED QUESTIONS**

**Q14:** I am a tenant in the neighborhood, and I do not live in D.N. Leathers I. What assistance is available to me?

**A14:** Tenants are eligible for reimbursement of moving expenses and associated costs to move personal property from their home to a replacement home. Tenants may also be eligible to receive a Rental Assistance Payment if the new rent exceeds the existing rent. This payment is based on the rent of a comparable, decent safe and sanitary replacement dwelling. The address of the comparable used to compute the rental assistance payment will be listed in the Notice of Eligibility letter. Tenants are also eligible to use their Rental Assistance Payment for a down payment to purchase a home.

It is strongly recommended to discuss the specific payments and services with your assigned relocation agent.

There is a separate relocation assistance program for residents of D.N. Leathers I, administered by the Corpus Christi Housing Authority.

**Q15:** How is the relocation payment for moving costs calculated?

**A15:**

There are three options for calculating moving costs:

1. Actual, reasonable and necessary moving costs and related expenses, up to 50 miles or
2. Fixed move payment based on a moving cost schedule (the schedule is produced by the Federal Highway Administration ) or
3. A combination of 1 & 2 (actual move and fixed move).

**Q16:** What are the tax implications for the relocation and acquisition payments?

**A16:** Capital gains that occur as a result of acquisition of a property are taxable. For tax advice please contact the IRS or your tax advisor. Relocation benefits are not taxable for purposes of the Internal Revenue Code.



**PORT****CORPUS CHRISTI**



Texas  
Department  
of Transportation



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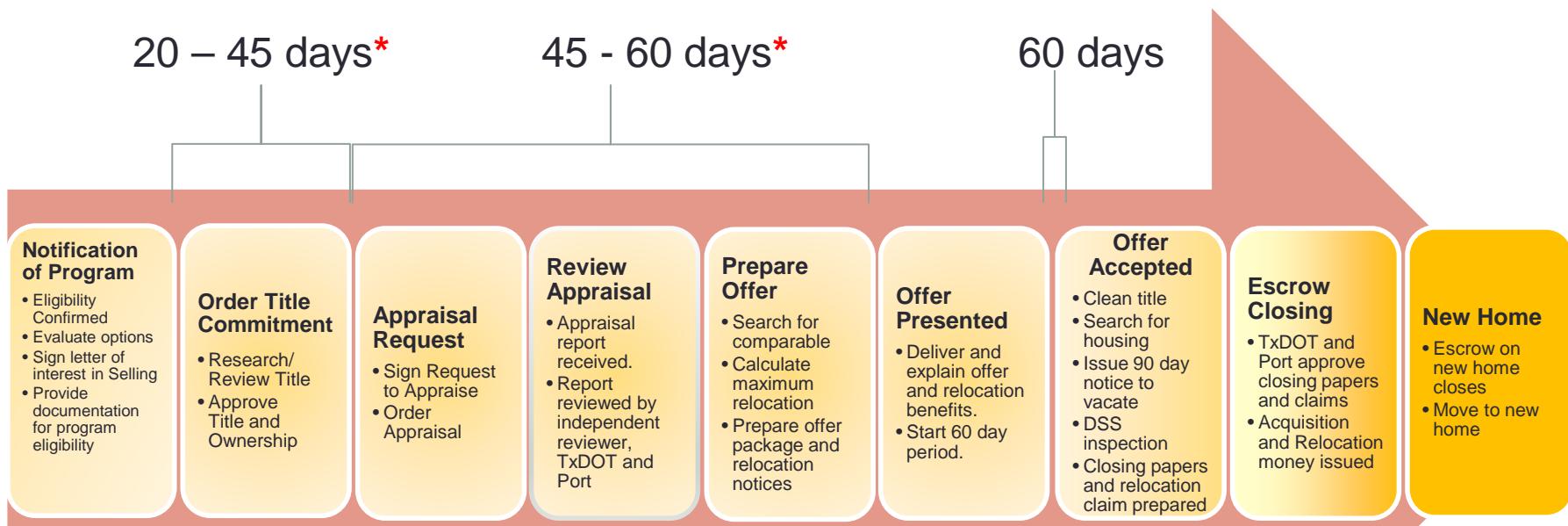
**Q18:** How can residents be sure they are treated fairly during the acquisition and/or relocation process?

**A18:** Acquisition and Relocation Assistance must be in accordance with the USDOT policy, mandated by the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended. The policies and procedures provided in TxDOT's Acquisition and Relocation Assistance program are consistent with the USDOT policy. All property owners who decide to participate in the Voluntary Acquisition Program are entitled to receive just compensation for their land and property and Relocation Assistance including advisory services, payments and benefits. The program is administered according to Title VI of the Civil Rights Act of 1964, ensuring all eligible property owners, tenants and businesses are treated fairly.

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*End of Section*

## Acquisition and Relocation Process



\* Estimated days



## **Harbor Bridge Community Advisory Board Upcoming Meetings and Events**

- **September 22**  
9 a.m. - 3 p.m.: Harbor Bridge Design Charette  
Location TBA
- **October 6**  
6 p.m.: Community Advisory Board Meeting  
Oveal Williams Senior Center
- **November 3**  
6 p.m.: Community Advisory Board Meeting  
Oveal Williams Senior Center
- **December 1**  
6 p.m.: Community Advisory Board Meeting  
Oveal Williams Senior Center



## 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

# 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).