

Harbor Bridge Project

Northside Neighborhoods Voluntary Acquisition Program Quarterly Report

Quarter Two

Edition 6

April 1 – June 30, 2017

Prepared for Federal Highway Administration
In conjunction with:



CORPUS CHRISTI
Housing Authority

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List of Acronyms and Abbreviations

CAB	Community Advisory Board
CC	City of Corpus Christi
CCHA	Corpus Christi Housing Authority
DBE	Disadvantaged Business Enterprise
DGA	Displaced by Government Action
DRA	Del Richardson & Associates, Inc.
DS&S	Decent, Safe, & Sanitary
FDLLC	Flatiron Dragados Limited Liability Company
FHWA	Federal Highway Administration
GIS	Geographic Information System
HUD	United States Department of Housing and Urban Development
LEP	Limited English Proficiency
NTP	Notice to Proceed
POCCA	Port of Corpus Christi Authority
Q2	Quarter 2
RFP	Request for Proposal
ROD	Record of Decision
ROW	Right of way
TxDOT	Texas Department of Transportation
TxDOT ROW	TxDOT Right of Way Division
TxDOT SCM	TxDOT Strategic Contract Management

Definitions

For the purpose of this report, the terms listed below shall have the following meanings:

Appraisal means a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion of defined value of an adequately described property as of a specific date, supported by the presentation and analysis of relevant market information.

D.N. Leathers I or D.N. Leathers shall mean the 122-unit public housing complex by that name located in the City of Corpus Christi, which is owned by the Corpus Christi Housing Authority and which is located adjacent to the Hillcrest neighborhood.

Four Party Agreement is the agreement between the Texas Department of Transportation (TxDOT), the Port of Corpus Christi Authority, the City of Corpus Christi, and the Corpus Christi Housing Authority that describes the responsibilities of each of the four agencies related to the Title VI mitigation activities for the Harbor Bridge project (see Appendix A).

Neighborhood shall mean the geographic area in the City of Corpus Christi bounded by West Broadway Street, Floral, Martin Luther King Drive, and the right of way line of the Project.

Owner means a person who purchases or holds any of the following interests in real property:

- (i) Fee title, a life estate, a land contract, a 99-year lease, or a lease including any options for extension with at least 50 years to run from the date of acquisition; or
- (ii) An interest in a cooperative housing project which includes the right to occupy a dwelling; or
- (iii) A contract to purchase any of the interests or estates described in subparagraphs (i) or (ii) of this section; or
- (iv) Any other interest, including a partial interest, which in the judgment of TxDOT warrants consideration as ownership.

Tenant means a person who on January 1, 2016, and continuously thereafter, has the temporary use and occupancy of Residential Property owned by another.

Two Party Agreement is the Voluntary Resolution Agreement between the Federal Highway Administration and TxDOT that describes specific Title VI mitigation activities for the Harbor Bridge project (see Appendix A)

Executive Summary

The Voluntary Acquisition Program (VAP) Quarterly Report provides information regarding the quarterly activities of the VAP as outlined in the Title VI Agreement, the Four Party Agreement, and Two Party Agreement. The following activities were conducted during Quarter Two (Q2) from April 1 through June 30, 2017.

Acquisition Activities in Q2

- 16 properties were acquired
- 54 offers were made and 49 were accepted

Relocation Activities in Q2

- 24 relocation packages were prepared and presented to property owners

Meetings and Public Outreach in Q2

- 11 public meetings and workshops were held with property owners and the cooperating agencies
- 718 meetings with property owners were held
- Nine meetings were held amongst the cooperating agencies

1. Title VI Agreement Activities

The VAP Quarterly Report provides information regarding the quarterly activities of the VAP as outlined in the Title VI Agreement, the Four Party Agreement, and the Two Party Agreement. The report specifically notes the activities, meetings, and outreach efforts of TxDOT, Port of Corpus Christi (POCCA), Corpus Christi Housing Authority (CCHA), and the city of Corpus Christi (CC).

2. Texas Department of Transportation

TxDOT participated in eight meetings with TxDOT staff and consultants, 13 meetings with cooperating agencies, and three monthly Community Advisory Board (CAB) meetings during Quarter 2 (Q2). TxDOT did not acquire any right of way for the construction of Harbor Bridge during Q2. More information about specific meetings can be found in Appendix A.

3. Port of Corpus Christi

During Q2, the POCCA and its consultant, Del Richardson and Associates (DRA), held nearly 700 meetings with property owners, 32 agency and internal meetings, and eight workshops. The following sections describe activities that occurred during Q2. Detailed information about activities can be found in Appendix B.

3.1. Acquisition Activities

On May 6, 2016, each property owner in the Hillcrest-Washington Coles neighborhoods received a letter announcing the beginning of the Hillcrest-Washington Coles Voluntary Real Estate Acquisition and Relocation Program (VAP) and their options for participation in the program. To date, the total number of parcels identified for participation in the program is 498. Table 1 provides an overview of the acquisition and relocation activities for the VAP during the quarter.

Table 1. Relocation and Acquisition Activities for Q2

Activity	Month		
	April	May	June
Total No. Property Owners Interested in Participating in Selling	237	251	261
Total No. Title Commitments Requested	264	275	291
Total No. Appraisals Requested	175	192	194
Total No. Appraisals Approved by TxDOT	129	134	165
No. Offers Presented During Month	23	18	17
No. Offers Accepted During Month	18	20	19
No. Offers Declined During Month	1	2	1
No. Properties Purchased	2	2	6

Table 2 provides a breakdown of parcel information including parcel owner type, types of offers, and offer and closing status.

Table 2. Breakdown of Eligible Parcel Information

Status	April				May				June			
	Owner Occupant	Landlord	Business	Total	Owner Occupant	Landlord	Business	Total	Owner Occupant	Landlord	Business	Total
Eligible Properties	209	279	13	498	209	279	13	498	209	279	13	498
Requested an Offer	N/A	N/A	N/A	69	7	7	0	14	8	1	1	10
Fee Simple Offer	9	14	0	23	0	9	0	9	6	10	0	16
Restrictive Covenant Offer	0	0	0	0	0	0	0	0	0	0	0	0
Life Estate Offer	0	0	0	0	0	0	0	0	0	0	0	0
Offer Accepted	10	8	0	18	9	11	0	20	7	12	0	19
Offer Declined	1	0	0	1	1	1	0	2	0	1	0	1
Closing Complete	2	0	0	2	2	0	0	2	4	2	0	6

3.1.1. Appraisals

DRA performed and approved appraisals on 165 properties during the quarter. To date, six parcels are still in the appraisal process. Parcel numbers and information on appraisals can be found in Appendix B.

3.2. **Relocation Activities**

During the second quarter, DRA completed the following activities described in Table 3.

Table 3. Relocation Activities for Q2

Activity	Month		
	April	May	June
No. Relocation Packages Prepared	2	5	17
No. Relocation Packages Approved by TxDOT	42	9	4
No. Notices of Eligibility Presented	27	17	17
No. Property Owners Relocated	--	4	--

In addition to the activities noted in the table, DRA also worked with local realtors to add properties, including rentals, to the “Comp Book”, which is an up-to-date list of comparable and actual replacement housing.

3.3. **Public Outreach Activities**

Table 4 below provides information on the public outreach activities held by POCCA and DRA from April 1 through June 30, 2017. In addition, DRA regularly met in-person and via phone with property owners with questions and concerns about the program.

Table 4. POCCA/DRA Public Outreach Activities for Q2

Month	Date	Activity
April	April 11, 2017	Credit Counseling workshop
	April 13, 2017	Lender Requirements workshop
	April 18, 2017	Onsite Homeowner Information workshop
	April 25, 2017	Tenant Information workshop
	Throughout month	176 visitors to the DRA office
May	May 20, 2017	1-on-1 Credit Counseling workshop
	May 23, 2017	How to Select a Mover and Realtor workshop
	May 30, 2017	Title Clearing workshop
	Throughout month	262 visitors to the DRA office
June	June 27, 2017	Bingo Night - City Program and Owner and Tenant Program Overview
	Throughout month	260 visitors to the DRA office

4. City of Corpus Christi

The CC met with 20 property owners and attended several DRA events during Q2. Specific information about meetings and activities can be found in Appendix C.

5. Corpus Christi Housing Authority

The CCHA relocated all 122 households of D.N. Leathers I as of January 1, 2017, and all U.S. Housing and Urban Development approvals were in place. Table 5 below provides information on where the households relocated to once moving from D.N. Leathers I. During the quarter, CCHA held 13 meetings with other agencies. Specific details about meeting can be found in Appendix D.

Table 5. CCHA D.N. Leathers I Relocation Activities for Q2

Relocation Activity	Number of Households	Percent of Total Households
Relocation to Public Housing	26	21%
Relocation to Non-Public Housing	81	66%
Other/Relocation without CCHA Assistance	15	12%
Total Households	122	100%

CCHA also worked with a consultant, Econometrica, to develop a mobility report. The Final Assessment Report was completed on May 30, 2017.

6. Community Advisory Board

Three CAB meetings were held during the second quarter. Representatives from all cooperating agencies, including TxDOT, POCCA, DRA, CC, and CHHA, attended each of the meetings. Table 6 below provides an overview of the meetings, and Appendix A provides detailed information about each of the meetings.

Table 6. CAB Meeting Overview for Q2

Date	Overview
April 6, 2017	FHWA and TxDOT discussed the ongoing coordination efforts with CC in getting the pool running before the summer. TxDOT provided information on the formation of the Livability Plan Subcommittee including an overview of subcommittee expectations and what to expect from the Livability Plan. A brief update about the continued development of the yet-to-be-formed Hazardous Materials Subcommittee was provided including a request for CAB members to provide topics they would like to see the Subcommittee address. DRA provided an update on the number of offer packages submitted and accepted and announced upcoming workshops. CCHA noted its progress on the draft mobility report and answered questions regarding the DN Leathers demolition.
May 4, 2017	The meeting began with a presentation from DRA that provided an overview of the relocation and moving process. DRA also announced upcoming community workshops and answered questions. CC announced that progress of the pool and noted that it would be running by Memorial Day weekend. Flatiron Dragados LLC (FDLLC) showed a 3D animation of the constructed bridge and noted recent and anticipated closures due to construction. CCHA announced that the demolition of DN Leathers was complete on April 19, 2017. The

Date	Overview
	meeting concluded with an announcement for the Livability Plan Subcommittee meeting on June 2, 2017.
June 1, 2017	TxDOT announced the conclusion of the Northside History project and presented the Northside History Project materials, including history books and banners. DRA presented a review of the acquisition and relocation process and answered questions. CC provided an update on the number of visitors to the pool since it opened on May 27, 2017. FDLLC shared the presentation from the recent design charrette, including proposed bicycle and pedestrian facilities in the neighborhood. CCHA informed the CAB that the mobility report was complete and available for review by the CAB.

Appendix A: TxDOT Supplemental Information

TxDOT Activities

Summary of Activities

Date	Activity
April 6, 2017	Attended monthly Community Advisory Board (CAB) meeting
April 12, 2017	Meeting with Corpus Christi Housing Authority's (CCHA) Gary Allsup to discuss the execution of the deed and PUA in follow up to a February 16, 2017 meeting discussing the State's offer to purchase Leathers I and providing relocation benefits to CCHA.
May 4, 2017	Attended monthly CAB meeting

Internal Meetings

Date	Attendees	General Summary
April 3, 2017	TxDOT, Atkins, Burns and McDonnell	Hillcrest team meeting to discuss appraisals, relocation, and acquisition issues
April 10, 2017	TxDOT, Atkins, and Burns and McDonnell	Hillcrest team meeting to discuss appraisals, relocation, and acquisition issues
April 17, 2017	TxDOT, Atkins, and Burns and McDonnell	Hillcrest team meeting to discuss appraisals, relocation, and acquisition issues
April 24, 2017	TxDOT, Atkins, and Burns and McDonnell	Hillcrest team meeting to discuss appraisals, relocation, and acquisition issues
June 5, 2017	TxDOT, Atkins, Burns and McDonnell	Hillcrest team meeting to discuss appraisal, relocation, and acquisition issues
June 12, 2016	TxDOT, Atkins, Burns and McDonnell	Hillcrest team meeting to discuss appraisal, relocation, and acquisition issues
June 20, 2017	TxDOT, Atkins, Burns and McDonnell	Hillcrest team meeting to discuss appraisal, relocation, and acquisition issues
June 26, 2017	TxDOT, Atkins, Burns and McDonnell	Hillcrest team meeting to discuss appraisal, relocation, and acquisition issues

Agency Meetings

Date	Attendees	General Summary
April 6, 2017	TxDOT, Atkins, Burns and McDonnell, Port of Corpus Christi (POCCA), DRA, and OPC	Meeting with DRA to discuss FWHA meeting and attendance at DRA's weekly project update meeting

April 6, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, DRA	Attended pre-CAB meeting and CAB meeting
April 13, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
April 20, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
April 27, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
June 1, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
June 1, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended pre-CAB meeting and CAB meeting
June 8, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
June 15, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
June 22, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting
June 28, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Met with DRA to provide relocation advisory services training and provide guidance on procedural questions
June 29, 2017	TxDOT, Atkins, Burns and McDonnell, POCCA, and DRA	Attended DRA's weekly project meeting



Community Advisory Board Meeting Summary Report April 6, 2017

Harbor Bridge Project

U.S. Highway 181 improvements from Beach Avenue to Morgan Avenue at the Crosstown Expressway

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

April 6, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions

Opening of the Meeting

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Pool and Park Subcommittee Update

- Adam Carrington, Chair of the Pool and Park Subcommittee, reported that the Subcommittee met with representatives from the City Parks and Recreation Department (Jay Ellington) and the City Assistant Manager to discuss options for the pool. The Subcommittee decided that instead of repairing or replacing the pool, it would be preferable to have the City construct a splash pad and pavilion. Although the Subcommittee submitted this recommendation in writing to the City Council, the Council voted to go ahead with the repair of the pool, said that their "hands were tied," and stated they were required to fix the pool. The city has begun fixing the pool, but it is uncertain if the pool will be open by Memorial Day Weekend. Adam added that the people who would have benefited most from the pool were children who lived at the D.N. Leathers housing complex, who are no longer living in the area.
- Al Alonzi, from the Federal Highway Administration (FHWA), clarified that FHWA and TxDOT had been committed to the renovation or replacement of the pool in keeping with the Four-Party Agreement but had been concerned about the City's ability to open the pool by Memorial Day Weekend. Prior to the April CAB meeting, TxDOT, FHWA, and the City discussed how to move forward with pool renovations. TxDOT and FHWA encouraged the City to solicit feedback and suggestions from the CAB regarding what to do about the pool. He said that FHWA and TxDOT were willing to consider recommendations from the CAB Subcommittee and did not require or direct the City to repair the pool. Al noted that FHWA is working with TxDOT on a contingency plan to address the issue of the pool in case the City cannot open the pool by the deadline. This plan could tap into the \$6.2 million earmarked for park mitigation identified in the Final Environmental Impact Statement.
- Chris Amy, TxDOT, noted that the Four-Party Agreement outlines the City's responsibility to fulfill its commitment to renovate the pool. He stated that TxDOT is willing to have the City fulfill its obligation by implementing alternative suggestions from the CAB. He stated that although TxDOT initially had discussed with the City ways to get the pool "up and running" by May 26, TxDOT did not put stipulations on how the renovation must be done. Although the City rejected the CAB Subcommittee's recommendations for constructing a splash pad and pavilion instead of repairing or replacing the pool, TxDOT is looking at long term solutions to improve the

neighborhood parks using the \$6.2 million project funds for 4(f) mitigation. TxDOT will work with the CAB on how best to make these improvements. Chris urged CAB members who feel strongly about long-term park mitigation solutions to stay engaged with TxDOT and FHWA in these issues. Questions and comments by CAB members and the public, and responses from agencies follow:

- Is a member of City Council or City staff present at the meeting?
 - No one identified themselves as a City Council member or City staff.
- Where did the funds the City is using for ongoing renovations come from?
 - No one from the City was available to answer this question.
- Louise Smart, meeting moderator, asked whether the CAB was comfortable with using the parks mitigation funding for renovating the pool or providing alternatives such as a splash pad if the City is unable to meet its deadline?
 - CAB members responded that it is the City's responsibility to renovate the pool, and they should be responsible for the associated cost. The CAB Chair noted that if the city fails to have the pool up and running by the deadline, they will be in violation of the Four-Party Agreement, and there may be another opportunity to visit with City Council about alternatives to renovating the pool.
- Adam urged the CAB to monitor the progress on the pool and to go to the City Council and speak up if the City does not get the pool up and running by May 26.

Livability Plan Subcommittee Update

- Louise noted that the Livability Plan for the Northside neighborhoods is not a traditional land use plan. She stated that although much work identifying needs and strategies to address those needs was previously completed, work on the Plan was halted once the Voluntary Acquisition Program (VAP) started. The Livability Plan Subcommittee will provide advice to TxDOT on when the work on the plan should be completed, the format for presenting the data, and on what would be useful to the neighborhoods. Louise informed the CAB that the plan area includes the greater Hillcrest and Washington Coles neighborhoods.
- Chris Amy stated that the City has a new Development Services Department. Their staff are interested in working with the Livability Plan Subcommittee. Chris has suggested to the staff that they review the numerous versions of plans for the area that have been developed over the past. He also stated that a 3D model and computer visualization of the bridge design will be brought to the next CAB meeting. TxDOT is working with DRA to develop a continuously updated map that shows the properties in the neighborhood that have been sold through the Voluntary Acquisition Program. The project computer model and the map will serve as a basis for considering the future of the area.

Hazardous Materials Subcommittee Update

- Chris informed the CAB that the Hazardous Materials Subcommittee has not yet been convened, but that TxDOT is committed to starting this Subcommittee. TxDOT expects to provide bridge construction information related to hazardous materials to the Subcommittee as it becomes available from the Developer. He also noted that TxDOT will partner with the Texas Commission on Environmental Quality (TCEQ) to consider hazardous materials issues raised by the Subcommittee.
- Louise asked the CAB what they wanted to have the Hazardous Materials Subcommittee address, and they stated the following:

- Monitoring of adjacent refineries and potential impacts to the neighborhood
- Updates on the demolition of D. N. Leathers
- Air quality monitoring and testing for gases that could be harmful, including how waste from monitoring and testing equipment is removed
- Potential issues from construction including ground disturbance, water quality, air quality, buried pipes, and mitigation
- Demolition of homes acquired through the Voluntary Acquisition Program
- Interconnectedness of construction, City, and industrial activities and their impacts to the neighborhood
- Brownfield sites in the area
- A CAB member informed the group that the Hillcrest Residents Association is currently involved with air quality issues and announced an upcoming meeting with the group and the Port of Corpus Christi Authority to discuss hazardous materials and air quality related to the Port.

DRA Update

- DRA announced that offers have continued since the last meeting. There are 223 parcels where the owners have expressed interest in selling, and of these, 174 have completed the eligibility process. Of the 223, parcels, 119 have been appraised and have completed TxDOT review. This includes completed and delivered offer packages for 46 parcels. Of the 46 delivered packages, 25 offers have been accepted.
- DRA announced that it will hold two workshops in April for tenants and off-site property owners.
- Questions and comments by CAB members and the public and responses from the agencies:
 - What happens if an owner accepts an offer but does not find a replacement home within 60 days after accepting the offer?
 - The 60-day timeframe is the amount of time a person has to accept an offer, and it is not related to the amount of time a person has to find a replacement home. A person could have 100 to 200 days to find a home during the escrow process, and there could be additional time if needed because the Port will not close on the purchase of an owner's property until the person finds a replacement home. The goal is to execute the sale of the property to the Port concurrently with the purchase of a replacement home. DRA recognizes that available replacement housing may be difficult to find in Corpus Christi. DRA created a book of comparable housing options, works with real estate agents frequently to update the comparable book, and will work with property owners to help them find comparable housing.
 - Can people receive monetary assistance from the Voluntary Acquisition Program to clear their property's title?
 - DRA and the Port are following the Uniform Relocation Act in providing relocation and acquisition assistance. Money will not be provided for liens, which are the property owner's responsibility to pay. DRA is working with lenders to assist property owners with small loans for their properties. DRA is also holding workshops on credit readiness and is providing other types of guidance and assistance.
 - Is there data about how many people in the neighborhood have reverse mortgages? What happens to people who have reverse mortgages?

- DRA is not allowed to publicly share information about people with reverse mortgages although this information may be discovered during the appraisal process. If a person has a reverse mortgage, the amount owed to the lender would be paid and deducted from the acquisition package. The loan from the lender for a reverse mortgage would be paid back during the escrow process, and there would be less money available for a replacement home than there would be if there were no reverse mortgage.
- What is the status of the appraisal on my property?
 - DRA will provide the status of appraisals one-on-one with property owners.

Corpus Christi Housing Authority Update

- Deborah Sherrill from the Corpus Christi Housing Authority (CCHA) provided the following update to the CAB.
 - At the April CAB meeting, the question was asked, “What is the status of the work being done by the Housing Authority consultant provided by the U.S. Department of Housing and Urban Development (HUD), and can the information that was shared with D.N. Leathers residents be shared with the CAB?” Deborah clarified that the Assessment Report was not mandated by HUD. Before the Leathers relocation began, HUD convened a meeting with interested parties in San Antonio to discuss the relocation. During that meeting HUD made it clear to the parties that a Mobility Plan was not required. HUD offered to provide CCHA with Technical Assistance to develop a program if CCHA so desired. CCHA accepted HUD’s offer to provide the technical assistance. Unfortunately, the HUD contractor was not engaged until most of the Leathers residents had already been relocated. Based on the near completion of the Leathers relocation, HUD, the contractor, and CCHA all agreed to change the scope of the technical assistance from a specific focus on the Leathers relocation to a broader consideration of a general mobility plan.
 - The contractor has provided a draft report for comments but a final report has not yet been issued. CCHA will be pleased to provide the CAB with a copy of the report once it is completed, but the report is not expected to specifically address the Leathers relocation.
 - In response to a comment, not directly from the CAB, suggesting that CCHA started the relocation inappropriately before HUD approval was issued, CCHA clarified that when CCHA entered the Four Party Agreement, CCHA committed to relocate Leathers residents in the timeframe specified in the Four Party-Agreement. Relocation for tenants based on eminent health and safety issues as contemplated in the Four Party Agreement was within CCHA discretion and not subject to HUD approval.
 - CCHA did make an application to HUD for demolition and disposition of the property. Approval of demolition and disposition was subject to HUD approval and was subsequently issued by HUD.
 - DN Leathers demolition: As of this morning, one building remains standing; the administrative/office building. During their work, the contractor found evidence that several areas in the administrative building may have asbestos. CCHA engaged an independent testing company who confirmed the presence of asbestos in two areas: the office area, above the dropped ceiling, has ceiling tile that was adhered with a material containing asbestos, and a closet in the recreation center had old floor tile that was

adhered with a product containing asbestos. In order to ensure public safety, and in accordance with state regulations, the demolition of the administrative building was suspended until a third-party air-monitoring company could be on-site to monitor safe removal of the contaminated materials. This process is expected to take only a few days. Once the contaminated material is safely removed, the final building will be taken down.

- At the April CAB meeting, CCHA mentioned that the Contractor was creating more dust than anticipated. Since then the Contractor has had a water truck on-site and has done a much better job of wetting areas to reduce the dust.
- CCHA received notice from DRA that they may have a tenant who may be interested in utilizing CCHA's "Displaced by Government Action" preference which will help move applicants to the top of the CCHA public housing waitlist.
- Questions and answers by CAB members and the public included:
 - Have DN Leathers residents had issues using vouchers, or have they been rejected from properties?
 - Gary Allsup was not available to answer this question, but the Housing Authority's Section 8 department will be asked to provide an answer.
 - Why is there no security presence at DN Leathers?

City of Corpus Christi Update

- Debra Davenport, City Liaison, reminded the group of the home buyers' program for those wishing to participate in the Voluntary Acquisition Program and finance a replacement home. She also reminded them of the down payment assistance program and a workshop on March 28 that will cover this topic.
- She informed the CAB of the minor home repairs program for those owners not interested in participating in the Voluntary Acquisition Program and instead wanting to stay in their homes. She noted that the program is currently on hold due to a lack of federal funding. The program will be evaluated on a month-to-month basis to determine if applications can be accepted. Debra suggested that those interested in participating should call the City's Community Development Department at the beginning of each month to see if applications are being accepted.

Adjournment of the Meeting

The CAB chair adjourned the meeting at 7:30 PM.

APPENDIX A SIGN IN SHEETS

Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, April 6, 2017, 6-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	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						
	Ms.	Loretta	Graham						



Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, April 6, 2017, 6-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	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						
	Ms.	Loretta	Graham						

Harbor Bridge Community Advisory Board Meeting #11

Thursday, April 6, 2017 from 6 p.m. - 7:30 p.m.

Oveal Williams Senior Center

5144 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name	Organization
Carol Luschen	TXDOT
GARY AILSUP	CL Housing Authority
Alma DeAlejandro	DRA
Grace Cortez	POCCA
Rachel Zummo	TRLA
Debbie Davenport	CC
Al Alongi	FHWA
Kelly Fry	HED/CC
Melissa DeLeon	DRA
Deborah Sherrill	CC Housing Authority
MIKE GALLOWAY	TXDOT
SLAY Schlemeyer	Burns + Burke Donnell
Sam Esquivel	PCCA
JEFFERY TAYLOR	DRA
DIONISIO MORGUEZ	DRA
RICKEY DAILY	TXDOT
David Atkins	TXDOT/GEC
Lynn Smith	HNTB
SUMNER LAWTON	HNTB



Harbor Bridge Community Advisory Board Meeting #11

Thursday, April 6, 2017 from 6 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.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Jamie Rasbury				
Roy HALL JR				
Amantullah				
Gloria Scott				
Jayne Maon				
Jeanette Rose				



Harbor Bridge Community Advisory Board Meeting #11

Thursday, April 6, 2017 from 6 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.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Sylvia M. Mantoya				
Ramond Jackson				
Tim Jones				
Jeffery Rice				





Harbor Bridge Community Advisory Board Meeting #11

Thursday, April 6, 2017 from 6 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.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Taryn Melugin				
CELINA VILLARREAL				
JOHN SANCHEZ				
Joe MARTINEZ				
Evelyn L. Sanford				
Rev. Claude Axel				
Steven A. Soren				
Jessie Esobed				
Jonell News				
Leslee Galtan				
Robert Kichard				
Samuel G. Tracy				

APPENDIX B MEETING MATERIALS



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, April 6, 2017, 6 – 7:30 p.m.

Where: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401



¡Guarda la Fecha!

Qué: Reunión del Comité de Consejo
Comunitario para Harbor Bridge

Cuándo: jueves, 6 de abril de 2017,
6 – 7:30 p.m.

Dónde: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401

Harbor Bridge Community Advisory Board Meeting #11 Agenda

Date:	Thursday, April 6
Doors Open:	5:30 p.m.
Start Time:	6:00 p.m.
End Time:	7:30 p.m.
Location:	Oveal Williams Senior Center 1414 Martin Luther King Dr. Corpus Christi, TX

Purpose: The purpose of this meeting is:

- To update the CAB on the status of the Acquisition and Relocation Program
- To discuss the CAB subcommittees
- To provide updates on D.N. Leathers and construction progress

- Agenda:**
- a. The CAB Chairperson will welcome everyone and review the agenda (5 minutes)
 - b. TxDOT and the CAB Chair will provide an update on the subcommittees
 - Pool and Park Subcommittee will provide an update on meetings with the City of Corpus Christi and recommendations for the pool (10 minutes)
 - Livability Plan Subcommittee (5 minutes)
 - Organization
 - Goals
 - Membership
 - Ideas and issues for discussion
 - Expectations
 - Hazardous Materials Subcommittee (5 minutes)
 - Organization
 - Goals
 - Membership
 - Ideas and issues for discussion
 - Expectations
 - c. DRA will provide an update on progress regarding offers made to date (5 minutes)
 - d. FDLLC will update the CAB on construction progress (5 minutes)
 - e. The Corpus Christi Housing Authority will provide an update on the demolition of D.N. Leathers I (5 minutes)
 - f. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (20 minutes)
 - g. The public will provide comments on topics addressed in this meeting (15 minutes)
 - h. The CAB Chairperson will close the meeting.



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.

**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.

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

March 9, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions.

Chris Amy, TxDOT, introduced Rich O'Connell, TxDOT Legal Counsel, and Al Alonzi, Federal Highway Administration (FHWA) Regional Director, to provide an update on the Two-Party Agreement dispute.

TxDOT Legal Counsel Update

- Rich O'Connell announced that TxDOT and FHWA had come to an agreement regarding the Two-Party Agreement dispute and the Voluntary Acquisition Program (VAP). He noted that the agreement regarding the dispute was signed on February 3rd, and copies of the letter will be made available to the CAB. The two major decisions in the agreement include:
 - Landlords will receive fair market value for their property in addition to a relocation payment for moving personal property, but will not receive a payment to provide replacement housing.
 - Starting July 1, tenants will be allowed to participate in the VAP even if their landlords decide not to participate.
 - Rich noted that with the agreement in place, acquisition offers have been presented and will continue.
- Questions and comments from CAB members and the public and agency responses
 - How is fair market value established, and is it based on a two-mile radius or homes in the neighborhood? Is the question of 'fair market value' one of the reasons why TxDOT and FHWA were in dispute?
 - Rich noted that the dispute between FHWA and TxDOT was not related to how fair market value was established, but instead focused on who should receive the VAP payments for relocation. DRA and the appraisers are responsible for determining fair market value based on established practices.
 - Pastor Carrington, CAB Chair, thanked TxDOT and FHWA for getting an agreement signed on the VAP.

FHWA Update

- Al Alonzi thanked the CAB for the emotion shown in the previous meetings and noted that this helped him relay the community's concerns to his agency.

DRA Update

- Dionisio Marquez of DRA informed the CAB that landlords were being provided with advisory services through DRA. He reported that:
 - There are 241 parcels where landlords or homeowners have expressed interest in participating in the VAP.
 - The owners of 211 parcels are interested in selling.
 - 116 parcels have been appraised and are under various stages of review.
 - 107 parcels have been reviewed by TxDOT.
 - 75 acquisition packages have been approved, including 45 for on-site owners.
 - 33 relocation packages have been submitted, including 23 that have been approved.
 - 16 completed offer packages have been reviewed by the Port of Corpus Christi Authority (POCCA). These packages include two landlords and 14 on-site owners.
- Dionisio also mentioned that DRA is preparing outreach activities for the upcoming months. He noted upcoming events include:
 - March 14: Community cleanup to help residents remove personal items from their homes
 - March 20: Property tax workshop
 - March 21: Landlord information and assistance workshop
 - March 28: City Housing Program workshop
- Nina Cadena, CAB member and realtor with several years of experience, informed the CAB that realtor fees are paid by the owner selling the home. She stated that realtors have several responsibilities. The Texas Real Estate Commission has a list of vetted realtors who can help those wishing to participate in the VAP purchase a replacement home. In addition, she mentioned that good realtors will reach out to those looking to participate in the VAP and that she would be happy to answer any questions. She noted that DRA has a list of realtors that have expressed an interest in the Hillcrest neighborhood.
- DRA and Louise Smart, Meeting Moderator, emphasized the importance of obtaining a real estate agent, particularly early in the home buying process, to help navigate the complexities of home buying.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Who will pick up items for the cleanup?
 - Dionisio clarified that the community cleanup event will be a collaboration with local realtors, and items can be dropped off in four waste containers. DRA also distributed the “Corpus Christi Solid Waste Operations Customer Guide 2017,” which provides information on the proper disposal of certain types of waste.
 - How will pest control be handled once homes are bought by the Port?
 - DRA explained that it will review ways to handle pests once a home is vacant.
 - Has TxDOT turned down any appraisals received by DRA?
 - No, TxDOT has not turned down any appraisals.
 - Have any offers been rejected by homeowners?
 - No offers have been turned down at this time.
 - How many homeowners have signed offers?
 - DRA noted that five people have accepted offers and are in escrow. No one has closed as of this time.
 - How long after a home is purchased by the Port will it be demolished? There is a concern about having several vacant properties in the community and having the properties become a public nuisance

- DRA is still finalizing the process for demolition but homes could be demolished within one to two months. The Port currently has a company under contract to handle demolitions. The goal is to complete the demolition as quickly as possible.
- When was the first offer presented? How fast will the process move?
 - The first offer was presented on February 10, 2017. DRA spent time on the initial offer working through the package presentation process. Now that a few offers have been made, the process should move at a quicker pace.
- What could delay the offer process?
 - Two issues that could delay the process are finding comparable housing and lack of a clear title. There are several issues such as these that must be resolved prior to presentation of an offer.
- What percentage of landlords have expressed interest in participating in the VAP?
 - Of the 470 parcels in the community, 260 are offsite-owned properties.
- Were there two appraisers reviewing offsite-owned properties?
 - DRA contracted with two appraisers to prepare appraisals for landlord-class properties, including those with off-site owners.
- Have baseline, minimum, and maximum points been established for offers? Does DRA have an incentive to offer less? Were appraisers told to keep the price per square foot low?
 - Values for offers are based on set standards that appraisers are required to follow. There are no minimum or maximum values for properties nor is there an incentive for DRA to offer less or have a lower price per square foot. The appraisals were conducted by independent appraisers.
- If a person has an existing mortgage and needs to refinance the loan in order to purchase a replacement home, will DRA help that person secure a loan to purchase the other home?
 - DRA is working with realtors, mortgage brokers, and other resources to provide assistance to those wishing to participate in the VAP. However, DRA cannot control the interest rate.
- A person noted that people may choose their own realtor and that securing a realtor is important. She noted that word of mouth is a great way to find a good realtor.
- How does DRA determine who is next for receiving offers?
 - The progression of offers depends on whether or not all required documents are available, if the title is clear, and other property-specific factors. Since the progression is on a case-by-case basis, it is important to visit with DRA about the status of specific properties.
- Will renters receive information on how to use relocation payments as down payments for a home?
 - The city and DRA have information to help assist renters.
- Who is responsible for hiring appraisers?
 - DRA hires appraisers as subcontractors.
- Why are there no appraisers in the program who are based in Corpus Christi? Can there be a list of TxDOT requirements for appraisers?
 - DRA did outreach to local appraisers and still encourages local appraisers to work with the VAP. The TxDOT requirements for appraisers will be sent to Pastor Carrington for distribution among the CAB.
- Is there going to be assistance for people who may not be able to move in time?

- The Housing Authority has a displacement by governmental action program that helps people move closer to the top of the public housing list if necessary.
- For those uncertain about moving, could there be a map of houses being demolished?
 - This could be developed as part of the Livability Plan. In addition, DRA is working on developing maps of this nature and are determining how to consistently update these maps.
- Who will be responsible for fencing and landscaping for home purchased and demolished by the Port?
 - The Port will be responsible for landscaping but it is unlikely there will be fencing around the properties.
- A member of the CAB noted that he created a hotline for community residents to note crimes, complaints, etc. The member suggested that the Port take over the hotline.

Housing Authority Update

- Gary Allsup, Housing Authority CEO, stated that every resident in the DN Leathers property had been relocated, and they seem happy about their new residences. There have been no complaints received to date.
- He said that demolition on the property began on Monday, March 6, 2017, and two buildings have already been torn down. The demolition was approved by the State and has been going well but slower than anticipated. Previously, there was uncertainty as to how much dust there would be due to demolition. To mitigate potential dust, the contract with the demolition company includes having a water truck on-site to spray any dust. So far, there has been a great deal of dust, and the truck has been necessary. There is no asbestos in the dust, but five to six apartments had asbestos in the floor tiles, which is being remediated. Demolition should be complete by the end of the month.
- Questions and answers by CAB members and public
 - What is the status of the work being done by the Housing Authority consultant as directed by the U.S. Housing and Urban Development? Can the information shared with DN Leathers residents be shared with the CAB?
 - A meeting was held with the consultant in February, and the consultant is working on a report. Once ready, the report can be shared with the CAB.
 - Have DN Leathers residents had issues using vouchers or have they been rejected from properties?
 - Gary Allsup was not available to answer this question, but the Housing Authority's Section 8 department will be able to answer.
 - Why is there no security presence at DN Leathers?

City of Corpus Christi Update

- Debra Davenport, City Liaison, reminded the group of the home buyers program for those wishing to participate in the VAP and finance a replacement home. She also reminded them of the down payment assistance program and a workshop that will cover the topic on March 28th.
- She informed the CAB that for those not interested in participating in the VAP and instead wanting to stay in their homes there is the minor home repairs program. She noted that the program is currently on hold due to federal funding. The program will be evaluated on a month-to-month basis to determine if applications can be accepted. Debra suggested that those

interested in participating should call the city's Community Development Department at the beginning of each month to see if applications are being accepted.

City of Corpus Christi Parks and Recreation Department Update

- Jay Ellington, Director of Parks & Recreation, introduced himself and informed the CAB that the City and TxDOT are continuing discussions on opening the pool for the summer. He reminded the group that last summer people were bused to a nearby pool, and he noted that this may be the case for this coming summer. Transporting people to a nearby school was one of eight options, and Jay requested the CAB's assistance in determining other options. The upgrade and opening of the pool ran into obstacles including a void at the deep end of the pool that will require additional engineering. Mr. Ellington asked attendees to provide comments by emailing him ideas on what is needed for the pool by the end of May.
- The question was raised about whether it was more cost-effective to repair the pool or to build a new pool.
- Louise recommended that a subcommittee be formed to discuss options for the pool. Pastor Carrington offered to coordinate the subcommittee. Approximately five CAB members expressed interest in participating in the subcommittee.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Since the Developer (Flatiron Dragados, LLC) is affecting the pool with the bridge design, can it be held responsible for improvements to the pool?
 - Chris Amy noted that the Developer considered relocating the pool. Ultimately, though, the city is responsible for refurbishing the pool as part of its Section 4(f) commitments. The city will remain responsible for the pool until its obligations are met.

Livability Plan Update

- Chris Amy reintroduced the Livability Plan that began being developed a few years ago. He noted that this plan was a part of the Final Environmental Impact Statement commitments and was originally discussed as a sustainability plan. The plan was initiated through a citizen advisory committee and was a major community involvement effort. Chris stated that TxDOT is still committed to providing a guide on what the community needs. Since the Livability Plan was last discussed before the VAP was established, TxDOT wants to revisit the plan.
- Chris informed the CAB that one part of the plan was a history project that several people on the CAB helped work on with Lynn. The history project, including banners and a report, is close to being finished and on display at the Oveal Williams Center.
- Another item that was completed was a list of the resources available to help the community meet its identified needs. Chris noted that some people in the community may want to participate in the VAP and some may want to stay. He stated that this plan was not a land use plan but a list of resources available for those who choose to stay in the community. TxDOT is reaching out to the CAB for input about when to restart and deliver the plan. He noted that the community is in flux, which could influence the development of the plan. He stated that the plan could be discussed in a smaller group through a subcommittee and/or workshops.
- Louise presented two questions to the group to consider. These included: (1) timing for completion of the plan, and (2) role of the CAB. Louise asked if people thought of the plan as a map that defines what the neighborhood will look like in the future. Many people noted that

they saw the plan as a resource and then a map. Louise emphasized that the plan is not a map or a description of land use over time. Instead, it is a list of problems identified by the community and strategies to address those problems.

- Louise asked if people were interested in participating in a Livability Plan subcommittee, and approximately seven people expressed interest. She also asked that the CAB encourage others who are not CAB members and who want to stay in the neighborhood to participate in the subcommittee. Pastor Carrington offered to organize the subcommittee.
- Questions and comments by CAB members and the public and responses by agencies:
 - Will the plan work for a large number of homes in the community or for a small number of homes?
 - The plan could be for either number of homes. A larger number of people could influence the successful implementation of the plan.
 - What is the purpose of the plan? Does it address all of Northside? The City planning and development department should be involved in the plan.
 - Will refineries be a part of the plan? They continue to pose problems in the community. The plan should include what the refineries are willing to put back into the community.
 - TxDOT hears the community's concern but is uncertain if refineries will be a part of the plan. Chris reemphasized that this is not a land use plan.
 - A member of the CAB commented that the future of the Hillcrest and Washington Coles neighborhoods is dependent on Staples Street being developed through the neighborhoods to Whataburger Field. He noted that improvements to Staples Street could help spur development in the area.
 - Will the plan include those on the northern portion of the bridge?
 - TxDOT and the CAB Chair will discuss the boundaries for the plan.

Plan forward for CAB in 2017

- Chris Amy asked if the CAB wanted to begin to meet on a more infrequent basis or if there should be monthly meetings. The majority of the CAB members present wanted to continue to have monthly meetings on the first Thursday of the month. CAB members asked that a CAB meeting still be held on the first Thursday of April (April 6th) and that issues discussed during the March meeting be prioritized and discussed during the April meeting.



Community Advisory Board Meeting Summary Report May 5, 2017

Harbor Bridge Project

U.S. Highway 181 improvements from Beach Avenue to Morgan Avenue at the Crosstown Expressway

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

May 4, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions

Opening of the Meeting

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Del Richardson & Associates (DRA) Update

- DRA noted that the number of property owners participating in the Voluntary Acquisition and Relocation Program (VARP) has increased in the past month. A handout was provided showing the numbers to date including:
 - 264 title commitments requested
 - 235 property owners interested in selling
 - 180 property owners confirmed eligible for the VAP
 - 173 appraisals requested
 - 128 appraisals approved by TxDOT
 - 106 total acquisition packages approved including 53 onsite owners
 - 40 relocation packages approved
 - 63 offers presented with 40 property owners accepting and two property owners declining
- DRA encouraged people to come into the DRA office to get help clearing titles (reviewing current title report and resolving any outstanding issues that would be a roadblock to a successful sale), especially since some titles may be more complicated to clear than others. DRA stressed the importance of clearing a title prior to contracting for a replacement home and said that title clearing should begin between the time one expresses interest in selling and when the title report is pulled. Property owners can also clear titles during the appraisal and offer process.
- DRA noted that offers for properties are made to all whose names are on the title including spouses, siblings, etc. Any offers would need to be shared among all title holders.
- DRA informed the CAB that property owners must turn over possession of their properties at the time of closing when the properties are sold to the Port of Corpus Christi Authority. DRA clarified that turning over possession includes a having a vacancy inspection to ensure all personal items have been removed, providing keys, and signing a notice of vacancy. This must occur on the day before or morning of closing. Part of turning over possession also includes coordinating utilities. DRA emphasized that the selling of the home and purchasing of replacement housing happens at the same time.
- DRA described options for moving personal items:

- DRA will hire a moving company to pack and move the owner's personal property and will pay the company directly. For moves within a 50-mile radius, DRA will get moving estimates from two moving companies and will contract with the one that has the lower price.
- Owners may self-move. DRA will pay the owner a fixed payment based on the number of rooms in the home, excluding bathrooms. The owner will incur their own expenses and receive two checks: one for half of the fixed amount, prior to the move, and one for the remaining half of the amount after the move.
- DRA emphasized that they will help during the whole relocation process to ensure property owners are ready for closing.
- DRA suggested some options for owners to deal with the timing of the move-out and move-in:
 - Arrange for the mover to hold the personal property overnight to get it out of the owner's old home and then move it into the replacement home following the closing.
 - Move the property to a U-haul or rented portable pod prior to the vacancy inspection to store the items until taking possession of the replacement home at the closing.
 - Rent the replacement housing for a day or two prior to the closing to enable the seller of the old home to move his/her personal property into the replacement home prior to the closing.
- DRA explained that to use DRA- hired movers, DRA must take a photo inventory of all personal items. Once the property owner is moved, DRA must take pictures of the moved personal items.
- DRA stated that starting July 1st they will begin working with tenants, including those whose landlords are not selling their properties. DRA will send letters to tenants about the tenant program. Tenants can only participate in the VAP if they have consistently rented the property for the period between January 1, 2016 and July 1, 2017.
- DRA announced that they would hold the following workshops in May to help with acquisition and relocation issues.
 - May 20 and 27 workshops focusing on one-on-one credit counseling from 10 am to 2 p.m. at the DRA Site Office located at 2301 North Port Avenue.
 - May 23 workshop on how to select movers and realtors from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.
 - May 30 workshop with title companies on title clearing from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.

DRA also shared that the next CAB meeting will include an overview of the VAP and a question and answer period.

- Questions and comments by CAB members and the public, and responses from agencies follow:
 - Some tenants are unable to leave or break their lease and participate in the VAP if they have a lease that extends past the moving deadline. Could compensation be provided to tenants to assist in the cost of broken leases?
 - DRA stated that it is unable to break contractual obligations between tenants and landlords including breaking leases to allow tenants to participate in the VAP. Compensation for a broken lease cannot be provided.
 - Why are pictures required of personal items to move? Will the photographs be secure?
 - DRA stated that the pictures are taken to document that there is personal property that is required to be moved. These photos are secured by TxDOT. It is not necessary to take photos of personal property if the moving payment is not accepted.

- Can money from a previous mortgage be applied to the mortgage of the replacement property?
 - No, banks will not transfer the loan for one home to the purchase of a new home. Although closing costs will be paid for by DRA, the property owner is responsible for securing a new mortgage for the replacement property if they choose to finance the new home.
- Are tenants notified by people other than their landlords about the opportunity to participate in the relocation program? How can tenants be protected when receiving funds from the VAP?
 - DRA is sending letters to tenants who it is aware of. Many tenants were identified during the previous DRA survey. Property owners can also provide tenants with information. DRA stated that tenants will receive entitlement letters separate from their landlords. If a landlord chooses to participate in the VAP, a condition of closing is cooperation to enable tenants to receive relocation benefits.
- Who pays for movers?
 - DRA explained that DRA pays the expense of movers, and there is no out-of-pocket cost for the property owner.
- How are tenants verified for participation in the VAP?
 - DRA stated that tenants are required to provide evidence that they lived in the property within the timeline for VAP participation.
- Is the previously requested map of people who have participated and sold their properties available?
 - TxDOT is still working on creating the map. As of today, there are only two properties that have closed and would be shown on the map. In addition to the location of properties that have been sold through the VARP, the map will also include known land uses and developments in the area such as the new Hilton. Although it has been requested that the map include properties where the owners are considering selling as part of the Acquisition and Relocation Program, the map will only include properties that have actually been sold, in order to protect the privacy of a prospective seller.
- People may not realize how many people in the neighborhood are leaving. What is the current tally for people interested in selling?
 - DRA stated that there are 245 property owners who have expressed interest in selling, and there are 535 property owners in the neighborhood. This indicates that at this time, about half of the community is interested in selling.
 - TxDOT stated that as additional information about changes to the neighborhood becomes available, this information can be included in the Livability Plan so people have a better idea about the changes that are occurring or are planned to occur.
- How many people expressed interest in selling in April? Is the number of people interested in selling increasing?
 - Over 200 people expressed interest in selling as of the end of April, and the number of people interested has been increasing over time. As the program progresses, DRA anticipates that more people will be interested in selling.
- What does the Port intend to do with the properties purchased as part of the VAP? What is the long-term plan?

- The Port will own properties acquired through the VAP in the short term. It is unknown what will happen to the properties in the long-term.
- Will the new, taller Harbor Bridge encourage larger ships and associated facilities such as warehouses to come to the Port? A CAB member hypothesized that purchased properties could be developed into warehouses.
- Will four months be added to the VAP due to the delay by TxDOT and Federal Highway Administration (FHWA)?
 - No, time will not be added to the program.
- Will houses purchased by the Port be demolished quickly?
 - Yes, within a week or two of closing, the houses will be demolished.
- Will the City help pay for moving utilities? Will there be utility deposit assistance for tenants?
 - If using the self-move option, relocation expenses may be covered but the deposit will not be covered.
- Are moving costs included in the relocation package?
 - Under the self-move options, the amount for moving will be disclosed in the offer letter and a check will be provided. If a moving company is hired, DRA will pay them directly.
- How will pests be handled as homes are acquired by the Port?
 - DRA will handle pests in advance of demolition as part of the demolition contract.
- Will residential zoning in the neighborhood change?
 - TxDOT is unsure of the answer at this point in time. The Port will need to work with the City for any zoning changes. TxDOT is going to consult with the City to see if there are any anticipated zoning changes.

City of Corpus Christi Parks and Recreation Update

- Jay Ellington from the City of Corpus Christi was in attendance and announced progress was being made on fixing the pool. He explained that City Council used an emergency bid process and put a timeframe in place for contractors to complete pool work. City Council was also able to find funding for the pool repairs. The pool is slated to be open prior to Memorial Day weekend. He stated that the City is going to continue to take the CAB's suggestions for future options for the pool, and will come back to discuss the pool and the park sites.
- The City stated that current progress on the pool includes a new roof, upgrades to the lifeguard building, new plumbing, cleaned restrooms, filled void under the pool, new fencing and gates, and new drainage for the pool. Repairs that remain include painting the pool and adding water, which may cause the water pressure to be reduced in people's homes for about 18 hours.
- Questions and comments by CAB members and the public, and responses from agencies follow:
 - A CAB member stated disbelief that the pool was actually fixed and thought the current repairs were just a band-aid.
 - Was mold found in the pool?
 - No mold was found because the pool is plaster. In addition, the pool will be repainted with plaster.
 - What changed City Council's mind about funding the pool repairs? Why solicit ideas for the pool if they were not to be used?
 - There was a process for the City that included first meeting the obligation of the four-party agreement. Since the City was unable to open the pool last year, it

wanted to ensure opening this year. The emergency bid may have cost the City more to repair the pool.

- The loop ramp near the pool is unsightly and potentially hazardous to those at the pool.
 - The Harbor Bridge project will redesign this ramp to have a slower speed and lower height.
- Are staff in place for the pool?
 - The City is in the process of hiring people, and the CAB was encouraged to tell people that the pool is hiring. Information about job openings is available on the City's website.

Flatiron Dragados, LLC (FDLLC) Update

- FDLLC noted that construction on the Harbor Bridge has started. Harbor Bridge is the longest cable-stayed bridge in the United States. FDLLC stated that they have several offices, including at the Plains Capital building, near the stadium, as well as a precast concrete yard in Robstown. Construction activities that have begun include placement of cranes and test pile driving 125 feet into the ground to collect soil samples and other data for concrete.
- FDLLC showed a 3D animation of what the bridge will look like once construction is complete.
- FDLLC stated that lane closures are increasing and that information about closures are on the Harbor Bridge website (www.harborbridgeproject.com) and Facebook and Twitter pages. FDLLC explained that lane closures would be minimized during special events and holidays.
- FDLLC announced that Design Charrette #2 will be held on May 23rd from 9 am to 1 p.m. at the Solomon P. Ortiz Center.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Must safety barriers be in place around construction sites/equipment?
 - FDLLC stated that sites should be secured for the safety of the public.
 - Are there opportunities for local small businesses to be hired or partner with FDLLC? What jobs are available?
 - FDLLC stated that it has a Disadvantaged Business Enterprise (DBE) Coordinator position, which is currently vacant, that is responsible for identifying businesses and providing training to DBE firms. FDLLC encouraged business owners to go through the DBE qualification process so they can be eligible to participate in projects requiring DBE firms, such as those receiving federal funding. The Harbor Bridge project has a nine percent DBE goal.

Corpus Christi Housing Authority Update

- The Housing Authority requested a correction to the April CAB Meeting Minutes. The minutes incorrectly included a section from the March CAB Meeting Minutes, which should be deleted from the April Minutes.
- The Housing Authority stated that the demolition of DN Leathers was completed on April 19th.
- Questions and answers by CAB members and the public included:
 - Can we receive a copy of the mobility report?
 - The Housing Authority is still working on completing the report and will share it with the CAB once available.
 - Is the debris from DN Leathers still being cleaned?

- The Housing Authority clarified that it is only responsible for demolishing the DN Leathers property but TxDOT is responsible for cleaning the property.
- TxDOT stated that there is a long-term plan for the property to be converted to a park. Coke Street will be realigned to accommodate the park, and the existing trees will remain. The four-party agreement noted that TxDOT must purchase the property before the conversion to a park. After construction for the Harbor Bridge project is complete, TxDOT, in conjunction with the City will work on developing the park.
- Coke Street is planned to be straightened?
 - Yes, it will be straightened near Leathers and will connect to Winnebago Street.

Livability Plan Subcommittee Update

- The CAB Chair stated that an email will be sent or a call will be placed about the June 2nd subcommittee meeting at 5:30 p.m. at Brooks Church. The subcommittee will offer an opportunity to discuss what the neighborhood will look like after the bridge is complete. All people were encouraged to attend, especially those on the CAB and those planning on staying in the neighborhood. There will be a teaser about the subcommittee meeting at the June 1st CAB meeting.

Adjournment of the Meeting

The next CAB meeting was announced for June 1st with the Livability Plan Subcommittee following on June 2nd. The July CAB meeting will be held on July 13th. The CAB chair adjourned the meeting at 7:30 p.m.

APPENDIX A SIGN IN SHEETS



Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 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.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Sylvia M. Montoya				
Leonard Jackson				
Jackie Garcia				
Jesse A Escobedo				
Tom Niskala				
Taryn Melugin				
EVELYN SANFORD				
Jeanette Smith				



CORPUS CHRISTI
Housing Authority



Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 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.)
Noe Mire, WSK				
Armando Cuddeon				
CELENA VILLARREAL				
Janye Goode-Mason				



CORPUS CHRISTI
Housing Authority

Thursday, May 4, 2017 from 6 p.m. – 7:30 p.m.

1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

[illegible]

Harbor Bridge Community Advisory Board Meeting #12

Thursday, May 4, 2017 from 6 p.m. - 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

STAFF SIGN-IN SHEET

Name	Organization
Rachel Zummo	TRLA
Gary Allison	CC Housing Authority
Deborah Sherrill	CC Housing Authority
Melinda DeLeon	DRA
Grace Cortez	POCCA
Julie Lugo	FDLLC
Loretta Williams	FDLLC
Sam Galindo	FDLLC
Sarah Munoz	City of CC
JAY Ellington	City of CC - Parks & Rec.
Joseph Briones	TxDOT
R DAILEY	TXDOT
DIONISIO Marquez	DRA Inc.
MIKE GALLOWAY	TXDOT
Sam Esquivel	POCCA
MICHAEL D. BRYANT	TXDOT CIVIL RIGHTS DIVISION

APPENDIX B MEETING MATERIALS



Save the Date!

What: Harbor Bridge
Community Advisory Board (CAB)
Meeting

When: Thursday, May 4, 2017, 6 – 7:30 p.m.

Where: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401



¡Guarde la Fecha!

Qué: Reunión del Comité de Consejo Comunitario para Harbor Bridge

Cuándo: jueves, 4 de mayo de 2017,
6 – 7:30 p.m.

Dónde: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401

Harbor Bridge Community Advisory Board Meeting #12 Agenda

Date:	Thursday, May 4, 2017
Doors Open:	5:30 p.m.
Start Time:	6:00 p.m.
End Time:	7:30 p.m.
Location:	Oveal Williams Senior Center 1414 Martin Luther King Dr. Corpus Christi, TX

Purpose: The purpose of this meeting is:

- To update the CAB on the status of the Acquisition and Relocation Program
- To present a picture of the overall bridge design
- To update the CAB on D.N. Leathers demolition and tenant relocation
- To update the CAB on the CAB subcommittees

- Agenda:**
- a. The CAB Chairperson will welcome everyone and review the agenda (3 minutes)
 - b. DRA will provide an update and get feedback from the CAB (15 minutes):
 - 1) Statistics related to Port purchase of property and relocation of owners and tenants, including map showing location of completed sales
 - 2) Challenges encountered and strategies to address them
 - c. TxDOT and the CAB Chair of the Pool and Parks Subcommittee will provide an update on the pool renovation (2 minutes)
 - d. FDLLC will present a computer model of the bridge design (20 minutes)
 - e. Corpus Christi Housing Authority will provide an update on the demolition of D.N. Leathers and tenant relocation assistance (5 minutes)
 - f. TxDOT and the CAB Subcommittees Chair will provide updates on the formation and next steps for the Hazardous Materials and Livability Plan Subcommittees (5 minutes)
 - g. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (20 minutes)
 - h. The public will provide comments on topics addressed in this meeting (15 minutes)
 - i. TxDOT and the Meeting Moderator will remind the CAB of dates and locations of upcoming workshops and meetings (5 minutes)
 - j. The CAB Chairperson will close the meeting.



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.



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.



BRIDGE *BITS*

Main Span Length = 1661 ft

Concrete structure, corrosion resistant

Main Tower Height = 538 ft

Includes LED lighting feature, belvedere and shared-use path

Clearance = 205 ft above water

Want to walk the length of the bridge? The trek will include a total climb of 220 feet and 2.4 miles in one direction for a roundtrip total of 4.8 miles.



FLATIRON | DRAGADOS



FUN FACTS:

- Once complete, will be the tallest structure in South Texas.
- The base of each bridge tower is roughly the size of a basketball court.
- The length of the main span of the bridge is equivalent to the length of five and a half football fields.
- The new bridge is expected to last 170 years.
- Once complete, will be the longest cable stay bridge in the United States.

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

April 6, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions

Opening of the Meeting

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Pool and Park Subcommittee Update

- Adam Carrington, Chair of the Pool and Park Subcommittee, reported that the Subcommittee met with representatives from the City Parks and Recreation Department (Jay Ellington) and the City Assistant Manager to discuss options for the pool. The Subcommittee decided that instead of repairing or replacing the pool, it would be preferable to have the City construct a splash pad and pavilion. Although the Subcommittee submitted this recommendation in writing to the City Council, the Council voted to go ahead with the repair of the pool, said that their "hands were tied," and stated they were required to fix the pool. The city has begun fixing the pool, but it is uncertain if the pool will be open by Memorial Day Weekend. Adam added that the people who would have benefited most from the pool were children who lived at the D.N. Leathers housing complex, who are no longer living in the area.
- Al Alonzi, from the Federal Highway Administration (FHWA), clarified that FHWA and TxDOT had been committed to the renovation or replacement of the pool in keeping with the Four-Party Agreement but had been concerned about the City's ability to open the pool by Memorial Day Weekend. Prior to the April CAB meeting, TxDOT, FHWA, and the City discussed how to move forward with pool renovations. TxDOT and FHWA encouraged the City to solicit feedback and suggestions from the CAB regarding what to do about the pool. He said that FHWA and TxDOT were willing to consider recommendations from the CAB Subcommittee and did not require or direct the City to repair the pool. Al noted that FHWA is working with TxDOT on a contingency plan to address the issue of the pool in case the City cannot open the pool by the deadline. This plan could tap into the \$6.2 million earmarked for park mitigation identified in the Final Environmental Impact Statement.
- Chris Amy, TxDOT, noted that the Four-Party Agreement outlines the City's responsibility to fulfill its commitment to renovate the pool. He stated that TxDOT is willing to have the City fulfill its obligation by implementing alternative suggestions from the CAB. He stated that although TxDOT initially had discussed with the City ways to get the pool "up and running" by May 26, TxDOT did not put stipulations on how the renovation must be done. Although the City rejected the CAB Subcommittee's recommendations for constructing a splash pad and pavilion instead of repairing or replacing the pool, TxDOT is looking at long term solutions to improve the

neighborhood parks using the \$6.2 million project funds for 4(f) mitigation. TxDOT will work with the CAB on how best to make these improvements. Chris urged CAB members who feel strongly about long-term park mitigation solutions to stay engaged with TxDOT and FHWA in these issues. Questions and comments by CAB members and the public, and responses from agencies follow:

- Is a member of City Council or City staff present at the meeting?
 - No one identified themselves as a City Council member or City staff.
- Where did the funds the City is using for ongoing renovations come from?
 - No one from the City was available to answer this question.
- Louise Smart, meeting moderator, asked whether the CAB was comfortable with using the parks mitigation funding for renovating the pool or providing alternatives such as a splash pad if the City is unable to meet its deadline?
 - CAB members responded that it is the City's responsibility to renovate the pool, and they should be responsible for the associated cost. The CAB Chair noted that if the city fails to have the pool up and running by the deadline, they will be in violation of the Four-Party Agreement, and there may be another opportunity to visit with City Council about alternatives to renovating the pool.
- Adam urged the CAB to monitor the progress on the pool and to go to the City Council and speak up if the City does not get the pool up and running by May 26.

Livability Plan Subcommittee Update

- Louise noted that the Livability Plan for the Northside neighborhoods is not a traditional land use plan. She stated that although much work identifying needs and strategies to address those needs was previously completed, work on the Plan was halted once the Voluntary Acquisition Program (VAP) started. The Livability Plan Subcommittee will provide advice to TxDOT on when the work on the plan should be completed, the format for presenting the data, and on what would be useful to the neighborhoods. Louise informed the CAB that the plan area includes the greater Hillcrest and Washington Coles neighborhoods.
- Chris Amy stated that the City has a new Development Services Department. Their staff are interested in working with the Livability Plan Subcommittee. Chris has suggested to the staff that they review the numerous versions of plans for the area that have been developed over the past. He also stated that a 3D model and computer visualization of the bridge design will be brought to the next CAB meeting. TxDOT is working with DRA to develop a continuously updated map that shows the properties in the neighborhood that have been sold through the Voluntary Acquisition Program. The project computer model and the map will serve as a basis for considering the future of the area.

Hazardous Materials Subcommittee Update

- Chris informed the CAB that the Hazardous Materials Subcommittee has not yet been convened, but that TxDOT is committed to starting this Subcommittee. TxDOT expects to provide bridge construction information related to hazardous materials to the Subcommittee as it becomes available from the Developer. He also noted that TxDOT will partner with the Texas Commission on Environmental Quality (TCEQ) to consider hazardous materials issues raised by the Subcommittee.
- Louise asked the CAB what they wanted to have the Hazardous Materials Subcommittee address, and they stated the following:

- Monitoring of adjacent refineries and potential impacts to the neighborhood
- Updates on the demolition of D. N. Leathers
- Air quality monitoring and testing for gases that could be harmful, including how waste from monitoring and testing equipment is removed
- Potential issues from construction including ground disturbance, water quality, air quality, buried pipes, and mitigation
- Demolition of homes acquired through the Voluntary Acquisition Program
- Interconnectedness of construction, City, and industrial activities and their impacts to the neighborhood
- Brownfield sites in the area
- A CAB member informed the group that the Hillcrest Residents Association is currently involved with air quality issues and announced an upcoming meeting with the group and the Port of Corpus Christi Authority to discuss hazardous materials and air quality related to the Port.

DRA Update

- DRA announced that offers have continued since the last meeting. There are 223 parcels where the owners have expressed interest in selling, and of these, 174 have completed the eligibility process. Of the 223, parcels, 119 have been appraised and have completed TxDOT review. This includes completed and delivered offer packages for 46 parcels. Of the 46 delivered packages, 25 offers have been accepted.
- DRA announced that it will hold two workshops in April for tenants and off-site property owners.
- Questions and comments by CAB members and the public and responses from the agencies:
 - What happens if an owner accepts an offer but does not find a replacement home within 60 days after accepting the offer?
 - The 60-day timeframe is the amount of time a person has to accept an offer, and it is not related to the amount of time a person has to find a replacement home. A person could have 100 to 200 days to find a home during the escrow process, and there could be additional time if needed because the Port will not close on the purchase of an owner's property until the person finds a replacement home. The goal is to execute the sale of the property to the Port concurrently with the purchase of a replacement home. DRA recognizes that available replacement housing may be difficult to find in Corpus Christi. DRA created a book of comparable housing options, works with real estate agents frequently to update the comparable book, and will work with property owners to help them find comparable housing.
 - Can people receive monetary assistance from the Voluntary Acquisition Program to clear their property's title?
 - DRA and the Port are following the Uniform Relocation Act in providing relocation and acquisition assistance. Money will not be provided for liens, which are the property owner's responsibility to pay. DRA is working with lenders to assist property owners with small loans for their properties. DRA is also holding workshops on credit readiness and is providing other types of guidance and assistance.
 - Is there data about how many people in the neighborhood have reverse mortgages? What happens to people who have reverse mortgages?

- DRA is not allowed to publicly share information about people with reverse mortgages although this information may be discovered during the appraisal process. If a person has a reverse mortgage, the amount owed to the lender would be paid and deducted from the acquisition package. The loan from the lender for a reverse mortgage would be paid back during the escrow process, and there would be less money available for a replacement home than there would be if there were no reverse mortgage.
- What is the status of the appraisal on my property?
 - DRA will provide the status of appraisals one-on-one with property owners.

Corpus Christi Housing Authority Update

- Deborah Sherrill from the Corpus Christi Housing Authority (CCHA) provided the following update to the CAB.
 - At the April CAB meeting, the question was asked, “What is the status of the work being done by the Housing Authority consultant provided by the U.S. Department of Housing and Urban Development (HUD), and can the information that was shared with D.N. Leathers residents be shared with the CAB?” Deborah clarified that the Assessment Report was not mandated by HUD. Before the Leathers relocation began, HUD convened a meeting with interested parties in San Antonio to discuss the relocation. During that meeting HUD made it clear to the parties that a Mobility Plan was not required. HUD offered to provide CCHA with Technical Assistance to develop a program if CCHA so desired. CCHA accepted HUD’s offer to provide the technical assistance. Unfortunately, the HUD contractor was not engaged until most of the Leathers residents had already been relocated. Based on the near completion of the Leathers relocation, HUD, the contractor, and CCHA all agreed to change the scope of the technical assistance from a specific focus on the Leathers relocation to a broader consideration of a general mobility plan.
 - The contractor has provided a draft report for comments but a final report has not yet been issued. CCHA will be pleased to provide the CAB with a copy of the report once it is completed, but the report is not expected to specifically address the Leathers relocation.
 - In response to a comment, not directly from the CAB, suggesting that CCHA started the relocation inappropriately before HUD approval was issued, CCHA clarified that when CCHA entered the Four Party Agreement, CCHA committed to relocate Leathers residents in the timeframe specified in the Four Party-Agreement. Relocation for tenants based on eminent health and safety issues as contemplated in the Four Party Agreement was within CCHA discretion and not subject to HUD approval.
 - CCHA did make an application to HUD for demolition and disposition of the property. Approval of demolition and disposition was subject to HUD approval and was subsequently issued by HUD.
 - DN Leathers demolition: As of this morning, one building remains standing; the administrative/office building. During their work, the contractor found evidence that several areas in the administrative building may have asbestos. CCHA engaged an independent testing company who confirmed the presence of asbestos in two areas: the office area, above the dropped ceiling, has ceiling tile that was adhered with a material containing asbestos, and a closet in the recreation center had old floor tile that was

adhered with a product containing asbestos. In order to ensure public safety, and in accordance with state regulations, the demolition of the administrative building was suspended until a third-party air-monitoring company could be on-site to monitor safe removal of the contaminated materials. This process is expected to take only a few days. Once the contaminated material is safely removed, the final building will be taken down.

- At the April CAB meeting, CCHA mentioned that the Contractor was creating more dust than anticipated. Since then the Contractor has had a water truck on-site and has done a much better job of wetting areas to reduce the dust.
- CCHA received notice from DRA that they may have a tenant who may be interested in utilizing CCHA's "Displaced by Government Action" preference which will help move applicants to the top of the CCHA public housing waitlist.
- Questions and answers by CAB members and the public included:
 - Have DN Leathers residents had issues using vouchers, or have they been rejected from properties?
 - Gary Allsup was not available to answer this question, but the Housing Authority's Section 8 department will be asked to provide an answer.
 - Why is there no security presence at DN Leathers?

City of Corpus Christi Update

- Debra Davenport, City Liaison, reminded the group of the home buyers' program for those wishing to participate in the Voluntary Acquisition Program and finance a replacement home. She also reminded them of the down payment assistance program and a workshop on March 28 that will cover this topic.
- She informed the CAB of the minor home repairs program for those owners not interested in participating in the Voluntary Acquisition Program and instead wanting to stay in their homes. She noted that the program is currently on hold due to a lack of federal funding. The program will be evaluated on a month-to-month basis to determine if applications can be accepted. Debra suggested that those interested in participating should call the City's Community Development Department at the beginning of each month to see if applications are being accepted.

Adjournment of the Meeting

The CAB chair adjourned the meeting at 7:30 PM.



Community Advisory Board Meeting Summary Report June 1, 2017

Harbor Bridge Project

U.S. Highway 181 improvements from Beach Avenue to Morgan Avenue at the Crosstown Expressway

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

June 1, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions

Opening of the Meeting

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Pastor Carrington also announced the next Livability Plan Subcommittee Meeting. Louise Smart, meeting moderator, spoke about the Northside History Project Celebration that preceded the CAB meeting and pointed out the banners, D.N. Leathers poster, and four bound volumes of Northside History books.

TxDOT Presentation of the Northside History Project Materials to the Corpus Christi Parks and Recreation Department

Chris Amy (TxDOT) noted that three years ago TxDOT heard the community's concern about the need to preserve the history of the Northside neighborhood, and TxDOT listened. He said the Northside History Project tells the story of the Northside community and the resilience of the people, which is worthy of celebration and will be shared for years to come. The history has been documented in portable banners and two sets of permanent books that will be available to the public at La Retama Central Library and at Oveal Williams Senior Center. TxDOT is working with the City to determine more details on how else the Northside History Project materials will be housed and shared with the public. On behalf of TxDOT, Chris Amy presented one of the books to represent the Northside History Project materials (books, banners, and a poster) to Jay Ellington, Director of the Corpus Christi Parks and Recreation Department. Mr. Ellington noted that the City is honored to display the project items and will house them at Oveal Williams Senior Center for the community to view and enjoy.

Del Richardson & Associates (DRA) Update

- Dionisio Marquez introduced staff: Del Richardson, Alma Dealejandro, Melissa DeLeon, Ruth Franco, Jeff Taylor, and Frank Jordan II.
- DRA noted that the acquisition staff are working on acquiring property, researching title information, making offers, and closing property transactions. DRA also stated that relocation staff are interviewing people, obtaining relocation documents, making referrals, offering relocation assistance, and coordinating moves.
- DRA explained that they are presenting a review of the acquisition and relocation process now to make sure everyone understands what is going on. DRA emphasized, though, that people should schedule one-on-one meetings to discuss specific details of their situations. In addition, one-on-one meetings provide the opportunity to go over the information presented today in slower, greater detail.

- DRA proceeded to give a detailed presentation on the acquisition and relocation process. Summarized information from the slides and presentation are provided in the following bullets.
- DRA stated that there are four types of participants in the Voluntary Acquisition and Relocation Program (VARP), including onsite property owners, offsite property owners or landlords, tenants, and business owners.
 - To be an onsite participant, the VARP requires that the person owned the property on January 1, 2016, and has continued to own it continuously since that date; and that the person has lived in the property during that time or presents documented proof of why s/he has not. The person will be treated as an onsite owner if they own the property outright (including having a mortgage on the property), have a contract for deed to purchase the home, own a life estate, or have leased the property for 50 years or more.
 - The offsite owner (landlord) category requires that the person owned the property on January 1, 2016, and had one or more tenants occupying the property at that time. If no tenant occupied the property on January 1, 2016, then the category still applies if the owner can show previous tenant history for the two years prior to the beginning of the VARP; or if the property is not leased now, but has been occupied by a tenant for at least 45 weeks of the prior two years. The owner must have owned the rental property on January 1, 2016, and continuously thereafter.
 - The business category requires lawful activity on the property located in the neighborhood as of January 1, 2016, continuously to the present; primarily providing goods and/or services to the community and primarily reliant on the Neighborhood for the majority of the business' sales; can be a non-profit business that has a non-profit status under applicable federal or state law; may be a home-based business located within an Owner-occupied property; and the business owner must be lawfully present in the United States.
 - The tenant category requires that the person(s) was a tenant on January 1, 2016, and has continuously remained a tenant at the same property. The tenant must be the lawful occupant of the property as of July 1, 2017. Landlords no longer need to participate in the program before a tenant is eligible to participate.
- All participants of the VARP will receive three notices regarding their rights and processes: 1) General information notice, 2) Notice of relocation assistance eligibility and 3) Notice to Vacate.
- DRA discussed replacement housing payments and explained the definitions for comparable and decent, safe, and sanitary, which are requirements of the Uniform Relocation Act.
- DRA noted what services they provide for relocation assistance including advisory services and moving payments. DRA described the three options for moving payments, which are described below.
 - Actual, reasonable, and necessary moving costs of a professional moving company who will do the move (chosen as the lower of two bids and for move up to 50 miles); this includes packing, unpacking, moving, and temporary storage.
 - Fixed payment for moving costs; this consists of a payment based on Housing and Urban Development moving allowances (chosen as the lower of two bids and for move up to 50 miles) based on the number of rooms and allows a person to accomplish the move however they wish or can move however far they wish.
 - Some combination of the two methods
- DRA stated that people are required to vacate their properties the same day or before closing escrow since they are selling their homes to the Port at the same time as closing on the new

home. DRA stated that the timing of moving is important to consider when choosing a moving payment option.

- DRA described how replacement housing payments are calculated using a purchase price differential (difference between comparable price and price of their home), a mortgage interest differential, closing costs, rental assistance payments, and renter's down payment assistance depending on the situation of the individual.
- DRA stated that tenants have one year to move and 18 months to file a claim for their expenses. DRA also described the different moving payments for businesses, offsite property owners, tenants, and onsite property owners. DRA discussed how payments for moves would be provided to the property owners or tenants.
- DRA emphasized the importance of waiting until they can inspect a replacement property to ensure that it is decent, safe, and sanitary prior to signing a contract to move.
- DRA noted that off-site landlords will only be compensated for the appraised value of their property.
- Questions and comments by CAB members and the public, and responses from agencies follow:
 - Will time lost when TxDOT and Federal Highway Administration were reaching an agreement on the VARP be added back to the time allowed for the program?
 - TxDOT stated that the time will not be added back.
 - What happens if the current house is sold but the property owner cannot move into a new house prior to closing?
 - The property owner will not be left homeless. In current cases, people have moved the same day that they have closed on the sale of their property. Escrow will not be closed until replacement housing is found. If a person is concerned about moving the same day as closing, DRA suggested taking the actual moving cost.
 - What are DRA's major obstacles to success?
 - DRA thanked the community for being warmly accepted and noted that it is a challenge to coordinate all the moving pieces of the program. Some parts do not have an established process, which enables DRA to structure a process. DRA noted that 60 days to decide to accept an offer and helping people vacate can be a challenge because neither DRA nor the Port can be landlords.
 - Can we get a copy of the PowerPoint presentation?
 - Yes, it will be available on the Port's website next week. Hard copies are available at the DRA office.
 - A member of the public related an example of a successful moving strategy used by one family. This family moved the night before, stayed with relatives that night, and then closed the next day. The movers took all day to pack and move them, and the move went smoothly. The member of the public informed those looking to move that they need to ensure that the firm doing the moving understands you have to move the day of closing.
 - For tenants, what if the lease terminates after July 1?
 - DRA noted that as long as the lease was signed before July 1 and the tenant has been renting the property since January 1, 2016, then the tenant is eligible to participate in the VARP.
 - What if a tenant entered into a lease recently that does not terminate on July 1?
 - To be eligible for the program, tenants have to have occupied on January 1, 2017. A tenant whose lease extends beyond July 1 must wait until his/her lease is up to participate.

- What type of criteria creates the limits for business maximum relocation payment?
 - The Uniform Relocation Act allows actual moving costs, up to \$25,000 and a payment to help re-establish the business in the location, Or the owner can take an “in lieu” payment, with a maximum of \$40,000, based on two years of taxed business revenues.
- What is a vacancy inspection?
 - DRA explained that this is an inspection that takes place once all personal belongings are gone. DRA stated that the property does not need to pass the “white glove test” but all personal belongings and trash should be removed.
- Are churches included in the buyout?
 - Yes.

City of Corpus Christi Parks and Recreation Pool Update

- Jay Ellington thanked everyone for their patience. He also thanked the Mayor and City Council for approving funding to get the pool fixed. He reported there were 15 swimmers on Saturday, May 27, 2016, which was the first day that it was open; 65 swimmers on Sunday, May 28, 2017, which was the second day it was open; and 46 swimmers on Monday, May 29, 2017. There were also 16 youth signed up for swimming lessons.
- He noted that a representative from the Parks and Recreation Department will attend the CAB meetings to provide updates.

Flatiron Dragados, LLC (FDLLC) Update

- Jay Rohleder, Design Manager, introduced himself and reported that construction has begun on the bridge. He noted that as of last week, the construction team had performed tests for piles that will support the bridge to validate the capacity. He described the load testing being done and how it worked. He stated that soon construction of the first shaft for a 10-ft. diameter tower will begin. The shaft will be drilled and poured with concrete also being tested for capacity to ensure the tower will work. He noted that not much can be seen above ground, but there has been a lot happening in the ground.
- Jay noted that during the design charrette the team received ideas for lighting, landscaping, and north-south connectivity. Several solutions that were previously recommended by the CAB were also considered during the charrette. Jay described the connectivity map and noted that the north-south trailheads were discussed as a possible way to create destinations within the area. The current connectivity plan is being designed to tie into city bicycle and pedestrian plans. He noted that on the south end, Lake Street will be realigned, and Winnebago will be closed. Coke Street will be realigned near the proposed trailhead, and the trailhead could connect to the bicycle and pedestrian features, such as a pedestrian bridge. There will be an overlook/belvedere at the center of the bridge and north-south plazas. The trailhead on the northside would have two access points to different destinations. The proposed bicycle and pedestrian facilities are an attempt to provide several opportunities for the community to shape baseline facilities and features. The bicycle and pedestrian facilities could provide economic benefits.
- TxDOT noted that the project design within the neighborhood could correlate with the Livability Plan and noted that the proposed parks would connect with the shared-use paths. The shared use path will be 10 ft. wide to accommodate bicycles and pedestrians. TxDOT encouraged people to start thinking of how to connect what is planned and what more could be done.

- Pastor Carrington noted that the design charrette information can be covered at the Livability Plan Subcommittee meeting the following day.

Corpus Christi Housing Authority Update

- The Housing Authority reported that the sale of the D. N. Leathers I property occurred on May 26, 2017, and TxDOT now owns the property.
- The Housing Authority noted that although there was a Texas Commission on Environmental Quality (TCEQ) complaint, upon inspection by TCEQ none of the environmental issues in the letter were found on site.
- The Texas Historical Commission/State Historic Preservation Office received the D. N. Leathers I History Report on May 11, 2017.
- TxDOT noted that safety was checked and power service was disconnected on the site. In addition, TxDOT is looking at erosion control for the site.
- Questions and answers by CAB members and the public and agency responses follow:
 - Can a copy of the mobility report be provided to the CAB?
 - The Housing Authority stated that a copy is available today and that presentations regarding the report can be provided upon request. The Housing Authority also noted that the report is not specific to Leathers but all properties under the Housing Authority's jurisdiction.
 - Can the Housing Authority provide strategies on how it plans to implement recommendations within the mobility report?
 - The Housing Authority stated that this could be shared at a later date.

Miscellaneous Questions and Answers by CAB Members and the Public and Agency Responses

- A member of the public noted that residents of North Beach are not provided an opportunity to hear anything about the project outside of attending CAB meetings. Will a meeting like the CAB meeting be provided for North Beach?
 - TxDOT stated that it is available to speak to the neighborhood whenever the neighborhood requests a meeting.
- A member of the CAB noted that people may not be aware that grant money, up to \$10,000 may be available from the City as part of the City Housing Programs for housing improvements for qualified persons. He noted that these funds and the Housing Programs could be especially beneficial for seniors. People should contact the City Liaison, Debra Davenport, if they are interested.

Adjournment of the Meeting

The next CAB meeting was announced for July 13th and will have an emphasis on the Livability Plan. Pastor Carrington announced that on June 24th there will be a free health fair at Brooks Worship Center. The CAB chair adjourned the meeting at 7:30 p.m.

APPENDIX A SIGN IN SHEETS

Harbor Bridge Community Advisory Board Sign-In Sheet

Thursday, June 1, 2017, 6-7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive, Corpus Christi, TX 78401

Present	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.	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						
	Ms.	Loretta	Graham						

Lead

3



Harbor Bridge Community Advisory Board Meeting #13

Thursday, June 1, 2017 from 6 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.) Afilación (propietario, inquilino, dueño, prensa, etc.)
Willie Harbors				
SAM Johnson				
George N. Hodge				
Karen Hudson				
Billy Taylor				
ROY HALL JR.				
GIVEN McChester				
TOM NISKAN				
Evelyn Sanford				
Rianand Jack				
Jesse Escobedo				





Harbor Bridge Community Advisory Board Meeting #13

Thursday, June 1, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center
1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) <i>Nombre (Use letra de bloque)</i>	Address <i>Dirección</i>	Phone <i>Teléfono</i>	Email <i>Correo Electrónico</i>	Affiliation (homeowner, tenant, property owner, media, etc.) <i>Afiliación (propietario, inquilino, dueño, prensa, etc.)</i>
Sylvia Montoya				
Anita Bouldin				
Paul Hack				
Adella Hernandez				





Harbor Bridge Community Advisory Board Meeting #13

Thursday, June 1, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center

1414 Martin Luther King Drive

GENERAL PUBLIC SIGN-IN SHEET

Name (Please print) <i>Nombre (Use letra de bloque)</i>	Address <i>Dirección</i>	Phone <i>Teléfono</i>	Email <i>Correo Electrónico</i>	Affiliation (homeowner, tenant, property owner, media, etc.) <i>Afiliación (propietario, inquilino, dueño, prensa, etc.)</i>
Carolyn N. Moon				
Carmen E. Fierova				
JEFF TAYLOR				
Jeffery Lee Rice				
Carrie R Meyer				
Rev. Claude Apple				





Harbor Bridge Community Advisory Board Meeting #13

Thursday, June 1, 2017 from 6 p.m. – 7:30 p.m.

Oveal Williams Senior Center
1414 Martin Luther King Drive

STAFF SIGN-IN SHEET

Name	Organization
Rachel Zummo	TRLA
Dobbie Davenport	City of Corpus Christi
Gary Allison	CC Housing Auth.
Mark Arrington	FHWA
Marcus Wilner	FHWA
Lisa Wilson	FHWA
MIKE GALLOWAY	TXDOT
Sarah Munoz	City of CC
Julie Hugo	FDLCC
Sam Galindo	FDLCC
Jay Ellington	City of CC - Parks & Rec.
JEFF Taylor	DPL/PRD
Joseph Briones	TxDOT
Sam Esquivel	PCCA
R BAILEY	TXDOT



CORPUS CHRISTI
Housing Authority

APPENDIX B MEETING MATERIALS



Save the Date!

Harbor Bridge Community Advisory Board (CAB) Meeting

6:00 – 7:30 p.m.

When: Thursday, June 1, 2017

Where: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401

**Come early for a special event preceding the meeting
“Celebrating the Northside History Project”**

5:30 – 6:00 p.m.

A slideshow of the Northside History Project will be shown. The four-volume history books and banners will be available for public viewing. Come see the story your community has told!

Interested in the Northside Neighborhoods Livability Plan?

The CAB Livability Plan Subcommittee will hold its first meeting on
Friday, June 2 from 5:30 – 7:30 p.m.
at the Brooks Worship Center, 2101 N. Port Avenue
All are welcome.



¡Guardé la Fecha!

Reunión del Comité de Consejo Comunitario Harbor Bridge

6:00 – 7:30 p.m.

Cuándo: jueves, 1º de junio 2017

Dónde: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, TX 78401

Vengan temprano para un evento especial antes de la reunión
“Celebrando el Proyecto de Historia Northside”

5:30 – 6:00 p.m.

Habrà una presentación de diapositivas del Proyecto de Historia Northside. El libro de historia de cuatro tomos y los carteles estarán disponibles al público. ¡Vengan a ver la historia que ha contado su comunidad!

¿Le interesaría saber sobre el Plan de Habitabilidad de las Colonias Northside?

El Subcomité del Plan de Habitabilidad tendrá su primera junta el viernes, 2 de junio de 5:30 – 7:30 p.m.
en el Brooks Worship Center, 2101 N. Port Avenue
Todos son bienvenidos.

Northside Neighborhoods History Project

The Texas Department of Transportation (TxDOT) invites you to attend a celebration of the completed Northside History Project prepared in conjunction with TxDOT's US 181 Harbor Bridge Project. This project was made possible through the support and participation of the Northside Community.

Come see the story your community has told! The event will feature the Northside History Project books (four volumes), ten banners, and a slide show. Lynn Smith, the project historian, will be at both events to answer questions.

We hope you can join us at one of these celebrations!

Date: Thursday, June 1, 2017
Time: 10:00 a.m. – 11:00 a.m.
Where: Corpus Christi La Retama Library
805 Comanche Street
Corpus Christi, Texas 78401

Date: Thursday, June 1, 2017
Time: 5:30 p.m. – 6:00 p.m.
Where: Oveal Williams Senior Center
1414 Martin Luther King Drive
Corpus Christi, Texas 78401



Harbor Bridge Community Advisory Board Meeting #13 Agenda

Date:	Thursday, June 1, 2017
5:30 p.m.	Doors Open
5:30-6:00 p.m.	Special event: <i>“Celebrating the Northside History Project”</i> : A slideshow of the Northside History Project will be shown preceding the CAB meeting. The four-volume history books and banners will be available for public viewing.
6:00-7:30 p.m.	Community Advisory Board (CAB) Meeting
Location:	Oveal Williams Senior Center 1414 Martin Luther King Dr. Corpus Christi, TX

Purpose: The purpose of this meeting is:

- To celebrate the Northside History Project
- To provide an overview of the Acquisition and Relocation Program
- To provide an update on the Design Charrette and bridge construction
- To update the CAB on the status of the D.N. Leathers property
- To update the CAB on the Livability Plan Subcommittee

- Agenda:**
- a. The CAB Chairperson will welcome everyone (3 minutes)
 - b. TxDOT will acknowledge the work done on the Northside History Project (10 minutes)
 - c. DRA will provide an overview of the Voluntary Acquisition and Relocation Program and specific items related to relocation (30 minutes)
 - d. The Chair of the Pool and Parks Subcommittee will provide an update on the pool renovation (2 minutes)
 - e. FDLIC will report on the Design Charrette and give an update on bridge construction and design of the retaining wall and loop ramp next to the pool (8 minutes)
 - f. Corpus Christi Housing Authority and TxDOT will talk about safety concerns and what is needed to complete the sale of the D.N. Leathers property to TxDOT (2 minutes)
 - g. TxDOT and the Livability Plan Subcommittee Chair will provide a preview of the agenda for the Livability Plan Subcommittee meeting on June 2 (5 minutes)
 - h. CAB members will give feedback to the agencies and have an opportunity to raise questions and concerns (15 minutes)
 - i. The public will provide comments on topics addressed in this meeting (10 minutes)
 - j. TxDOT and the Meeting Moderator will remind the CAB of dates and locations of upcoming workshops and meetings (5 minutes)
 - k. The CAB Chairperson will close the meeting.



COMMENT FORM

Date: _____

Name (please print):

Address: _____

Phone: _____

Email:

Comments:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.



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.

HARBOR BRIDGE PROJECT COMMUNITY ADVISORY BOARD MEETING MINUTES

May 4, 2017

The following notes are the Texas Department of Transportation's (TxDOT) 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 constitute the full and appropriate responses for individuals' situations. Community Advisory Board (CAB) members and the public should contact the appropriate agency for complete and personalized answers to their questions

Opening of the Meeting

Pastor Adam Carrington, CAB Chairperson, opened the meeting and reminded the CAB of the meeting guidelines. Louise Smart, meeting moderator, reviewed the agenda for the meeting.

Del Richardson & Associates (DRA) Update

- DRA noted that the number of property owners participating in the Voluntary Acquisition and Relocation Program (VARP) has increased in the past month. A handout was provided showing the numbers to date including:
 - 264 title commitments requested
 - 235 property owners interested in selling
 - 180 property owners confirmed eligible for the VAP
 - 173 appraisals requested
 - 128 appraisals approved by TxDOT
 - 106 total acquisition packages approved including 53 onsite owners
 - 40 relocation packages approved
 - 63 offers presented with 40 property owners accepting and two property owners declining
- DRA encouraged people to come into the DRA office to get help clearing titles (reviewing current title report and resolving any outstanding issues that would be a roadblock to a successful sale), especially since some titles may be more complicated to clear than others. DRA stressed the importance of clearing a title prior to contracting for a replacement home and said that title clearing should begin between the time one expresses interest in selling and when the title report is pulled. Property owners can also clear titles during the appraisal and offer process.
- DRA noted that offers for properties are made to all whose names are on the title including spouses, siblings, etc. Any offers would need to be shared among all title holders.
- DRA informed the CAB that property owners must turn over possession of their properties at the time of closing when the properties are sold to the Port of Corpus Christi Authority. DRA clarified that turning over possession includes a having a vacancy inspection to ensure all personal items have been removed, providing keys, and signing a notice of vacancy. This must occur on the day before or morning of closing. Part of turning over possession also includes coordinating utilities. DRA emphasized that the selling of the home and purchasing of replacement housing happens at the same time.
- DRA described options for moving personal items:

- DRA will hire a moving company to pack and move the owner's personal property and will pay the company directly. For moves within a 50-mile radius, DRA will get moving estimates from two moving companies and will contract with the one that has the lower price.
- Owners may self-move. DRA will pay the owner a fixed payment based on the number of rooms in the home, excluding bathrooms. The owner will incur their own expenses and receive two checks: one for half of the fixed amount, prior to the move, and one for the remaining half of the amount after the move.
- DRA emphasized that they will help during the whole relocation process to ensure property owners are ready for closing.
- DRA suggested some options for owners to deal with the timing of the move-out and move-in:
 - Arrange for the mover to hold the personal property overnight to get it out of the owner's old home and then move it into the replacement home following the closing.
 - Move the property to a U-haul or rented portable pod prior to the vacancy inspection to store the items until taking possession of the replacement home at the closing.
 - Rent the replacement housing for a day or two prior to the closing to enable the seller of the old home to move his/her personal property into the replacement home prior to the closing.
- DRA explained that to use DRA- hired movers, DRA must take a photo inventory of all personal items. Once the property owner is moved, DRA must take pictures of the moved personal items.
- DRA stated that starting July 1st they will begin working with tenants, including those whose landlords are not selling their properties. DRA will send letters to tenants about the tenant program. Tenants can only participate in the VAP if they have consistently rented the property for the period between January 1, 2016 and July 1, 2017.
- DRA announced that they would hold the following workshops in May to help with acquisition and relocation issues.
 - May 20 and 27 workshops focusing on one-on-one credit counseling from 10 am to 2 p.m. at the DRA Site Office located at 2301 North Port Avenue.
 - May 23 workshop on how to select movers and realtors from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.
 - May 30 workshop with title companies on title clearing from 5:30 p.m. to 7:00 p.m. at the Oveal Williams Senior Center.

DRA also shared that the next CAB meeting will include an overview of the VAP and a question and answer period.

- Questions and comments by CAB members and the public, and responses from agencies follow:
 - Some tenants are unable to leave or break their lease and participate in the VAP if they have a lease that extends past the moving deadline. Could compensation be provided to tenants to assist in the cost of broken leases?
 - DRA stated that it is unable to break contractual obligations between tenants and landlords including breaking leases to allow tenants to participate in the VAP. Compensation for a broken lease cannot be provided.
 - Why are pictures required of personal items to move? Will the photographs be secure?
 - DRA stated that the pictures are taken to document that there is personal property that is required to be moved. These photos are secured by TxDOT. It is not necessary to take photos of personal property if the moving payment is not accepted.

- Can money from a previous mortgage be applied to the mortgage of the replacement property?
 - No, banks will not transfer the loan for one home to the purchase of a new home. Although closing costs will be paid for by DRA, the property owner is responsible for securing a new mortgage for the replacement property if they choose to finance the new home.
- Are tenants notified by people other than their landlords about the opportunity to participate in the relocation program? How can tenants be protected when receiving funds from the VAP?
 - DRA is sending letters to tenants who it is aware of. Many tenants were identified during the previous DRA survey. Property owners can also provide tenants with information. DRA stated that tenants will receive entitlement letters separate from their landlords. If a landlord chooses to participate in the VAP, a condition of closing is cooperation to enable tenants to receive relocation benefits.
- Who pays for movers?
 - DRA explained that DRA pays the expense of movers, and there is no out-of-pocket cost for the property owner.
- How are tenants verified for participation in the VAP?
 - DRA stated that tenants are required to provide evidence that they lived in the property within the timeline for VAP participation.
- Is the previously requested map of people who have participated and sold their properties available?
 - TxDOT is still working on creating the map. As of today, there are only two properties that have closed and would be shown on the map. In addition to the location of properties that have been sold through the VARP, the map will also include known land uses and developments in the area such as the new Hilton. Although it has been requested that the map include properties where the owners are considering selling as part of the Acquisition and Relocation Program, the map will only include properties that have actually been sold, in order to protect the privacy of a prospective seller.
- People may not realize how many people in the neighborhood are leaving. What is the current tally for people interested in selling?
 - DRA stated that there are 245 property owners who have expressed interest in selling, and there are 535 property owners in the neighborhood. This indicates that at this time, about half of the community is interested in selling.
 - TxDOT stated that as additional information about changes to the neighborhood becomes available, this information can be included in the Livability Plan so people have a better idea about the changes that are occurring or are planned to occur.
- How many people expressed interest in selling in April? Is the number of people interested in selling increasing?
 - Over 200 people expressed interest in selling as of the end of April, and the number of people interested has been increasing over time. As the program progresses, DRA anticipates that more people will be interested in selling.
- What does the Port intend to do with the properties purchased as part of the VAP? What is the long-term plan?

- The Port will own properties acquired through the VAP in the short term. It is unknown what will happen to the properties in the long-term.
- Will the new, taller Harbor Bridge encourage larger ships and associated facilities such as warehouses to come to the Port? A CAB member hypothesized that purchased properties could be developed into warehouses.
- Will four months be added to the VAP due to the delay by TxDOT and Federal Highway Administration (FHWA)?
 - No, time will not be added to the program.
- Will houses purchased by the Port be demolished quickly?
 - Yes, within a week or two of closing, the houses will be demolished.
- Will the City help pay for moving utilities? Will there be utility deposit assistance for tenants?
 - If using the self-move option, relocation expenses may be covered but the deposit will not be covered.
- Are moving costs included in the relocation package?
 - Under the self-move options, the amount for moving will be disclosed in the offer letter and a check will be provided. If a moving company is hired, DRA will pay them directly.
- How will pests be handled as homes are acquired by the Port?
 - DRA will handle pests in advance of demolition as part of the demolition contract.
- Will residential zoning in the neighborhood change?
 - TxDOT is unsure of the answer at this point in time. The Port will need to work with the City for any zoning changes. TxDOT is going to consult with the City to see if there are any anticipated zoning changes.

City of Corpus Christi Parks and Recreation Update

- Jay Ellington from the City of Corpus Christi was in attendance and announced progress was being made on fixing the pool. He explained that City Council used an emergency bid process and put a timeframe in place for contractors to complete pool work. City Council was also able to find funding for the pool repairs. The pool is slated to be open prior to Memorial Day weekend. He stated that the City is going to continue to take the CAB's suggestions for future options for the pool, and will come back to discuss the pool and the park sites.
- The City stated that current progress on the pool includes a new roof, upgrades to the lifeguard building, new plumbing, cleaned restrooms, filled void under the pool, new fencing and gates, and new drainage for the pool. Repairs that remain include painting the pool and adding water, which may cause the water pressure to be reduced in people's homes for about 18 hours.
- Questions and comments by CAB members and the public, and responses from agencies follow:
 - A CAB member stated disbelief that the pool was actually fixed and thought the current repairs were just a band-aid.
 - Was mold found in the pool?
 - No mold was found because the pool is plaster. In addition, the pool will be repainted with plaster.
 - What changed City Council's mind about funding the pool repairs? Why solicit ideas for the pool if they were not to be used?
 - There was a process for the City that included first meeting the obligation of the four-party agreement. Since the City was unable to open the pool last year, it

wanted to ensure opening this year. The emergency bid may have cost the City more to repair the pool.

- The loop ramp near the pool is unsightly and potentially hazardous to those at the pool.
 - The Harbor Bridge project will redesign this ramp to have a slower speed and lower height.
- Are staff in place for the pool?
 - The City is in the process of hiring people, and the CAB was encouraged to tell people that the pool is hiring. Information about job openings is available on the City's website.

Flatiron Dragados, LLC (FDLLC) Update

- FDLLC noted that construction on the Harbor Bridge has started. Harbor Bridge is the longest cable-stayed bridge in the United States. FDLLC stated that they have several offices, including at the Plains Capital building, near the stadium, as well as a precast concrete yard in Robstown. Construction activities that have begun include placement of cranes and test pile driving 125 feet into the ground to collect soil samples and other data for concrete.
- FDLLC showed a 3D animation of what the bridge will look like once construction is complete.
- FDLLC stated that lane closures are increasing and that information about closures are on the Harbor Bridge website (www.harborbridgeproject.com) and Facebook and Twitter pages. FDLLC explained that lane closures would be minimized during special events and holidays.
- FDLLC announced that Design Charrette #2 will be held on May 23rd from 9 am to 1 p.m. at the Solomon P. Ortiz Center.
- Questions and comments by CAB members and the public and responses from the agencies:
 - Must safety barriers be in place around construction sites/equipment?
 - FDLLC stated that sites should be secured for the safety of the public.
 - Are there opportunities for local small businesses to be hired or partner with FDLLC? What jobs are available?
 - FDLLC stated that it has a Disadvantaged Business Enterprise (DBE) Coordinator position, which is currently vacant, that is responsible for identifying businesses and providing training to DBE firms. FDLLC encouraged business owners to go through the DBE qualification process so they can be eligible to participate in projects requiring DBE firms, such as those receiving federal funding. The Harbor Bridge project has a nine percent DBE goal.

Corpus Christi Housing Authority Update

- The Housing Authority requested a correction to the April CAB Meeting Minutes. The minutes incorrectly included a section from the March CAB Meeting Minutes, which should be deleted from the April Minutes.
- The Housing Authority stated that the demolition of DN Leathers was completed on April 19th.
- Questions and answers by CAB members and the public included:
 - Can we receive a copy of the mobility report?
 - The Housing Authority is still working on completing the report and will share it with the CAB once available.
 - Is the debris from DN Leathers still being cleaned?

- The Housing Authority clarified that it is only responsible for demolishing the DN Leathers property but TxDOT is responsible for cleaning the property.
- TxDOT stated that there is a long-term plan for the property to be converted to a park. Coke Street will be realigned to accommodate the park, and the existing trees will remain. The four-party agreement noted that TxDOT must purchase the property before the conversion to a park. After construction for the Harbor Bridge project is complete, TxDOT, in conjunction with the City will work on developing the park.
- Coke Street is planned to be straightened?
 - Yes, it will be straightened near Leathers and will connect to Winnebago Street.

Livability Plan Subcommittee Update

- The CAB Chair stated that an email will be sent or a call will be placed about the June 2nd subcommittee meeting at 5:30 p.m. at Brooks Church. The subcommittee will offer an opportunity to discuss what the neighborhood will look like after the bridge is complete. All people were encouraged to attend, especially those on the CAB and those planning on staying in the neighborhood. There will be a teaser about the subcommittee meeting at the June 1st CAB meeting.

Adjournment of the Meeting

The next CAB meeting was announced for June 1st with the Livability Plan Subcommittee following on June 2nd. The July CAB meeting will be held on July 13th. The CAB chair adjourned the meeting at 7:30 p.m.



Hillcrest / Washington – Coles Voluntary Real Estate Acquisition & Relocation Program

Program Overview

Program Eligibility & Classifications

There are 4 types of program classifications

1. On Site Homeowner
2. Off Site Property Owner – Landlord
3. Tenant
4. Business

On Site Owners

- If you owned your home and were living there on January 1, 2016, and continue to live there, you are eligible for four options.
- If you owned your home on January 1, 2016, but could not live there in 2016 because of military service, legal reasons, work related reasons, or other necessary reasons, you will be eligible for the four options.
- You will be treated as the owner of your home if you own it outright, have a contract for deed to buy your home, own a life estate in your home, or have a long-term lease (at least 50 years) on your home.

Offsite Owner “Landlord”

Any dwelling in the Neighborhood, including a single family house, a duplex for two or more families, or other multi-family housing, which is not an Owner Occupied Property and in which one or more Tenants reside on January 1, 2016.

- For properties in which a Tenant does not occupy the property on January 1, 2016, to apply the definition, the Owner must show previous tenant history for the two years immediately prior to the signing of this Agreement. The property has been occupied by tenants for at least 45 weeks of the prior two years
- Owner must own the Residential Rental Property on January 1, 2016, and continuously thereafter.

Exhibit C, Page 2, Paragraph 3, Sentence 2 of the Four Party Agreement

Business

Business must have conducted a lawful activity on a property located in the Neighborhood as of January 1, 2016 and continuously thereafter.

- Primarily for the sale of products or services to the members of the Neighborhood or surrounding community for which the business is reliant on the Neighborhood for the majority of its sales.
- A nonprofit organization that has established its nonprofit status under applicable Federal or State law.
- A home based business located within an Owner Occupied Property.
- Business owner is lawfully present in the United states.

Tenant

- Tenants are eligible if the property owner (landlord) is eligible and elects to participate in the voluntary acquisition program.
- Tenants who are occupants of a Hillcrest or Washington Coles dwelling on or prior to January 1, 2016 and permanently continuously there after.
- Tenant is a lawful occupant of the real property
- Starting July 1st 2017 if tenant meets the January 1, 2016 residency requirements, is not in a lease, and landlord has not opted into the program.

Hillcrest / Washington – Coles Voluntary Real Estate Acquisition & Relocation Program

Relocation

Jeff Taylor, Relocation Manager



Notices

A requirement of the Relocation Program is to provide displacees with certain notices informing them of their rights, benefits and maximum relocation assistance for residential displacees and information of the time in which to vacate the property.

All displacees will receive 3 required notices. Each notice is important and should be saved.

- **General Information Notice**
- **Notice of Relocation Assistance Eligibility**
(Entitlement Notice)
- **Notice to Vacate**
(90 Day)

Replacement Housing Payments

Replacing housing payments can be better understood if you become familiar with the definition of the following terms

- Comparable
- Decent, safe and sanitary (DSS)



Comparable Replacement Housing

Comparable replacement housing means that your present dwelling and the replacement dwelling are functionally equivalent:

- Number of bedrooms and bathrooms
- Living area
- Location
- Decent, Safe and Sanitary
- Similar amenities, etc.

Decent, Safe, and Sanitary (DSS)

Dwelling must meet all the minimum requirements established by the Uniform Relocation Act (URA) and conforms to local housing and occupancy codes. The dwelling shall:

- Structurally sound, weather tight and in good repair.
- Safe electrical wiring system
- Contain heating system
- Adequate in size
- Provide a bathroom
- Provide a kitchen area
- Safe access

Relocation Assistance

I. Advisory Assistance – All four program types will receive advisory assistance: Housing referrals, advocacy with Realtors/ Landlords/ Property owners, referral to social services, financial, medical resources, etc.

II. Moving Payments

A. Residential: - 3 options

1. Actual, reasonable and necessary moving costs and related expenses or
2. Fixed moving cost schedule or
3. A combination of Both

B. Business:

1. Businesses are eligible for Actual reasonable and necessary moving cost and related expenses or
2. Self Moves

Relocation Assistance - Continued

III. Replacement Housing Payment

Homeowners – On Site:

- Purchase Price Differential Payment- the supplement needed to cover the difference between the acquisition price and replacement home or compatible – lessor of the two
- Interest Mortgage Differential Payment
- Incidental non-recurring closing cost

Residential Tenants:

- Rental Assistance Payment – the difference between the lesser of the base replacement rent or comparable base rent and the lesser of the current base rent or 30% of your gross monthly income: times 42
- Down payment assistance

Conditions

- Limit set by comparable, DSS inspection, 1 year to move, 18 months to file claim, pre-authorization for actual move payment

Relocation Assistance - Continued

Landlords:

- Moving Payment for Personal Property
- Advisory services – Referrals to 4 sales properties, financial services, etc.

Businesses:

- Actual Move Payment
- Reestablishment Payment (maximum of \$25,000)
- Searching Payment (maximum of \$2,500)

or

- In Lieu of Move (maximum of \$40,000)

Conditions

- Both move payments are based on a minimum of 2 bids
- 18 months for file a claim
- Pre-authorization for actual move payment

Relocation Payments

Moving Payments

I. Fixed Move Payments

- Advance Payment
- Balance once property is vacant

II. Actual Move Payments

- Billed invoice paid to moving company

Replacement Housing Payment

- Payment issued to escrow
- Unused funds must be returned to Port or applied to principal mortgage balance

Rental Assistance Payment

- Possible Advance Payment
- Balance once property is vacant and moved into DS&S rental unit

Personal Property Only Payment

- Based on bid, paid after move

Business Payments

- Spend to get

To All Residential Displacees and Property Owners

**Do Not Execute a purchase and sales contract
or a lease agreement until a representative
from DRA has inspected and certified in writing
that the dwelling you propose to purchase or
rent meets the DSS housing standards**

For More Information

CALL: 361-232-5083

Or visit our office at

2301 N. Port Ave

Mon – Fri 9am – 6pm

Saturday 10am – 2pm

DISCLAIMER: The preceding presentation was prepared by representatives of the Port of Corpus Christi Authority to provide readers with a general understanding of part of the Hillcrest & Washington–Coles Voluntary Real Estate Acquisition & Relocation Program and Voluntary Restrictive Covenant Program. This presentation is for general information purposes only and is not legal advice. The Port Authority makes no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the presentation and expressly disclaims liability for errors and omissions in the contents of the presentation. Program participants should not take any action based on this presentation without first discussing their particular situations with the Port Authority's acquisition and relocation consultants and their own legal advisors. In the event of any conflict between the presentation and the terms of the Four Party Agreement between the Port Authority, the Texas Department of Transportation, the City of Corpus Christi and the Corpus Christi Housing Authority made effective as of January 8, 2016 (a copy of which is available on this website), the Four Party Agreement controls.









Appendix B: Port of Corpus Christi Authority Supplemental Information

Port of Corpus Christi Authority Activities and Parcel Information

Summary of Activities

Date	Activity
April 1, 2017	Citizen Alliance Meeting
April 1, 2017	Offer presented to Parcel 0547
April 3, 2017	Program introduction meeting for A.J. Moreno
April 4, 2017	Program introduction meeting for F. Rodriguez
April 4, 2017	Advisory services to Parcel 1002
April 4, 2017	Offer presented to Parcel 0430
April 4, 2017	Offer presented to Parcel 0671
April 5, 2017	Staff meeting to discuss Hillcrest project
April 5, 2017	Offer presented to Parcel 0565
April 6, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
April 6, 2017	Hillcrest/Harbor Bridge conference call
April 7, 2017	Hillcrest weekly conference call
April 10, 2017	Program introduction meeting for C. Richardson
April 10, 2017	Program introduction meeting for M. McChester
April 10, 2017	Program introduction meeting for A. Rodriguez and M. Sayles
April 10, 2017	Offer presented to Parcel 1015
April 11, 2017	Offer presented to Parcel 0621
April 11, 2017	Offer presented to Parcel 0796
April 11, 2017	Offer presented to Parcel 0803
April 11, 2017	Offer presented to Parcel 1024
April 11, 2017	Program introduction meeting for F. Benetiz and R. Morales
April 11, 2017	Credit Counseling workshop
April 13, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
April 13, 2017	Hillcrest/Harbor Bridge conference call
April 13, 2017	Closed on Parcel 1042
April 14, 2017	Hillcrest weekly conference call
April 17, 2017	Program introduction meeting for R. Taylor
April 17, 2017	Program introduction meeting for R. Rangel
April 18, 2017	Onsite owner information
April 19, 2017	Offer presented to Parcel 0579
April 19, 2017	Offer presented to Parcel 0637
April 19, 2017	Offer presented to Parcel 0802
April 20, 2017	Offer presented to Parcel 0619
April 20, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
April 20, 2017	Hillcrest/Harbor Bridge conference call

Date	Activity
April 21, 2017	Hillcrest weekly conference call
April 24, 2017	Advisory services for J. Cantu
April 24, 2017	Advisory services for V. Lloyd
April 24, 2017	Offer presented to Parcel 0541
April 24, 2017	Offer presented to Parcel 1014
April 25, 2017	Offer presented to Parcel 0722
April 25, 2017	Program introduction meeting for J. and W. Daily
April 26, 2017	Offer presented to Parcel 1148
April 26, 2017	Offer presented to Parcel 1187
April 29, 2017	Offer presented to Parcel 0581
April 29, 2017	Offer presented to Parcel 0951
May 1, 2017	Offer presented to Parcel 0860
May 2, 2017	Offer presented to Parcel 1178
May 4, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
May 4, 2017	Hillcrest/Harbor Bridge conference call
May 8, 2017	Offer presented to Parcel 0948
May 8, 2017	Offer presented to Parcel 1045
May 10, 2017	Outreach discussion with local real estate investment group
May 11, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
May 11, 2017	Hillcrest/Harbor Bridge conference call
May 13, 2017	Offer presented to Parcel 0696
May 13, 2017	Offer presented to Parcel 1179
May 15, 2017	Offer presented to Parcel 0508
May 15, 2017	Offer presented to Parcel 0699
May 15, 2017	Offer presented to Parcel 0702
May 15, 2017	Advisory services for M. Yancey
May 16, 2017	Advisory services for S. Cornelius
May 16, 2017	Outreach discussion with Clark Smith of Charter Bank
May 16, 2017	Program introduction meeting for D. Williams
May 16, 2017	Advisory services for B. Guy
May 17, 2017	Offer presented to Parcel 0830
May 17, 2017	Offer presented to Parcel 0817
May 17, 2017	Offer presented to Parcel 0875
May 17, 2017	Offer presented to Parcel 0488
May 18, 2017	Offer presented to Parcel 0501
May 18, 2017	FHWA file review
May 23, 2017	Corpus Christi Realtor update meeting
May 24, 2017	Quarterly City Liaison planning meeting
May 24, 2017	Offer presented to Parcel 0487
May 24, 2017	Offer presented to Parcel 0567
May 24, 2017	Offer presented to Parcel 1000
May 25, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
May 25, 2017	Hillcrest/Harbor Bridge conference call
May 26, 2017	Program introduction meeting for R. Andrade
May 30, 2017	Program introduction meeting for R. and C. Garcia
May 30, 2017	Program introduction meeting for A. Marquez
June 1, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
June 1, 2017	Hillcrest/Harbor Bridge conference call
June 1, 2017	R. and C. Garcia program overview
June 2, 2017	A. Marquez program overview

Date	Activity
June 4, 2017	Hillcrest weekly conference call
June 7, 2017	D. and G. Garza program overview
June 8, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
June 8, 2017	Hillcrest/Harbor Bridge conference call
June 12, 2017	Offer presented to Parcel 0590
June 13, 2017	Offer presented to Parcel 1046
June 13, 2017	Offer presented to Parcel 1034
June 13, 2017	Offer presented to Parcel 0617
June 13, 2017	Offer presented to Parcel 0616
June 14, 2017	Offer presented to and accepted by Parcel 0876
June 14, 2017	Offer presented to and accepted by Parcel 0681
June 15, 2017	Closed on Parcel 0460
June 15, 2017	Closed on Parcel 0545
June 15, 2017	Offer presented to Parcel 0867
June 15, 2017	Meeting with USHUD and Bart B. (local builder) to discuss building new home
June 15, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
June 15, 2017	Hillcrest/Harbor Bridge conference call
June 16, 2017	Offer presented to Parcel 0863
June 16, 2017	Offer presented to and accepted by Parcel 0521
June 19, 2017	Meeting with attorney to discuss client's citizenship concerns
June 19, 2017	Juneteenth celebration at Solomon Coles
June 20, 2017	Offer presented to Parcel 0765
June 20, 2017	Offer presented to Parcel 0659
June 21, 2017	Offer presented to Parcel 0420
June 22, 2017	Closed on Parcel 0650
June 22, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
June 22, 2017	Hillcrest/Harbor Bridge conference call
June 26, 2017	Offer accepted by Parcel 0765
June 27, 2017	Offer presented to Parcel 0949
June 27, 2017	Offer accepted by Parcel 0863
June 27, 2017	Closed on Parcel 1099
June 27, 2017	Closed on Parcel 0752
June 27, 2017	H. Jones program overview
June 27, 2017	Bingo Night
June 27, 2017	Lenders program overview
June 28, 2017	Offer accepted by Parcel 0420
June 28, 2017	Offer presented to and accepted by Parcel 0892
June 28, 2017	Closed on Parcel 0948
June 29, 2017	Offer presented to Parcel 1189
June 29, 2017	Offer presented to Parcel 1186
June 29, 2017	Offer accepted by Parcel 0949
June 29, 2017	Hillcrest/Harbor Bridge status call with POCCA and DRA
June 29, 2017	Hillcrest/Harbor Bridge conference call

Approved Appraisals by Parcel Number

0410	0573	0696	0837	0950	1041
0420	0579	0699	0839	0951	1042
0430	0581	0702	0840	0952	1043
0437	0582	0709	0845	0953	1045
0460	0587	0710	0856	0954	1046
0473	0590	0718	0858	0961	1051
0477	0593	0722	0859	0968	1052
0481	0612	0744	0860	0969	1099
0487	0615	0748	0862	0974	1100
0488	0616	0752	0863	0978	1104
0491	0617	0765	0865	0981	1118
0492	0619	0769	0867	0982	1120
0501	0621	0775	0875	0983	1148
0508	0634	0777	0876	0984	1158
0510	0637	0780	0879	0993	1160
0515	0644	0793	0885	1000	1161
0517	0650	0796	0888	1002	1162
0521	0654	0797	0892	1009	1163
0526	0659	0802	0909	1012	1178
0533	0660	0803	0911	1014	1179
0541	0661	0810	0912	1015	1186
0544	0667	0817	0923	1016	1187
0545	0671	0818	0938	1018	1189
0547	0675	0824	0940	1024	M001
0560	0678	0826	0944	1032	M003
0562	0681	0828	0946	1034	
0565	0683	0830	0948	1035	
0567	0691	0836	0949	1036	

In Process Appraisals by Parcel Number

0468
0470
0536
0548
0715
0833

R/W Task Force Meeting # 041**April 6, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Jennifer Powell		Kyle Madsen		Liz Norris
	Ray Armstrong		Chris Amee		Lisa Meredith
	Jeff Taylor		Wayne Yong		Boone Waters
	Mia Garcia		Melissa de Leon		Grace Cortez
	Stevenson Ashley				

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	23	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	46
Selling Interest	223	Off-Site Owner	273	In Process	10	In Process	2	In Process	7	In Process	11	Accepted	25
Covenant Interest Undecided	2	Eligibility Confirmed	174	Approved	119	Approved	98	Approved	32	Approved	52	Acquired	0
	11												

2. Program/ Policy Issues
 - a. Coastal Bend Demolition contract amendment
 - b. Parcels in Project Right of Way
3. Community Outreach
4. Other Items

April 6, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	23	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	46
Selling Interest	223	Off-Site Owner	273	In Process	10	In Process	2	In Process	7	In Process	11	Accepted	25
Covenant Interest Undecided	2	Eligibility Confirmed	174	Approved	119	Approved	98	Approved	32	Approved	52	Acquired	0
	11												

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Relocation milestone
 - b. 90 Day Notice to Vacate
 - c. Possession of property
5. Community Outreach - (Frank)
6. Other Items

R/W Task Force Meeting # 042**April 13, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Jennifer Powell		Kyle Madsen		Liz Norris
	Ray Armstrong		Chris Amee		Lisa Meredith
	Jeff Taylor		Wayne Yong		Boone Waters
	Mia Garcia		Melissa de Leon		Grace Cortez
	Stevenson Ashley				

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	22	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	52
Selling Interest	227	Off-Site Owner	273	In Process	9	In Process	1	In Process	8	In Process	8	Accepted	26
Covenant Interest Undecided	2	Eligibility Confirmed	174	Approved	121	Approved	101	Approved	33	Approved	56	Acquired	0
	11												

2. Program/ Policy Issues
 - a. 90 Day/ No 30 Day
3. Community Outreach
4. Other Items

April 13, 2017 1 PM CT

Call-in Tel: 888-363-4734

Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	22	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	52
Selling Interest	227	Off-Site Owner	273	In Process	9	In Process	1	In Process	8	In Process	8	Accepted	26
Covenant Interest Undecided	2	Eligibility Confirmed	174	Approved	121	Approved	101	Approved	33	Approved	56	Acquired	0
	11												

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Advance Payments – Tenants and Owners
 - b. 90 Day Notice to Vacate
 - c. Possession of Acquired Property
 - d. Acknowledgement of Receipt of Information – Acquisition/ Relocation/ Closing
5. Community Outreach - (Frank)
6. Other Items

R/W Task Force Meeting # 043**April 20, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amee		Lisa Meredith
	Mia Garcia		Wayne Yong		Boone Waters
	Stevenson Ashley		Melissa de Leon		Grace Cortez

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	21	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	54
Selling Interest	230	Off-Site Owner	274	In Process	5	In Process	1	In Process	3	In Process	12	Accepted	27
Covenant Interest Undecided	2	Eligibility Confirmed	179	Approved	127	Approved	102	Approved	39	Approved	59	Acquired	0
	11												

2. Program/ Policy Issues

- May 7th Letter
- Tenant letter – required documents (self-affidavit in place of lease/rental receipts)
- Landlord complaint line

3. Community Outreach

4. Other Items

April 20, 2017 1 PM CT

Call-in Tel: 888-363-4734

Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	21	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	54
Selling Interest	230	Off-Site Owner	274	In Process	5	In Process	1	In Process	3	In Process	12	Accepted	27
Covenant Interest Undecided	2	Eligibility Confirmed	179	Approved	127	Approved	102	Approved	39	Approved	59	Acquired	0
	11												

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Tenant Letter – notification to owners
 - b. Acknowledgement of Receipt of Information – Acquisition/ Relocation/ Closing
 - c. Property maintenance – “If directed by the Port”
5. Community Outreach - (Frank)
6. Other Items

R/W Task Force Meeting # 043**April 27, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amee		Lisa Meredith
	Mia Garcia		Wayne Yong		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	206	Appraisal		Acq Package		Relo Package		Oversight		Presented	62
Selling Interest	233	Off-Site Owner	275	In Process	4	In Process	1	In Process	2	In Process	13	Accepted	40
Covenant Interest Undecided	2	Eligibility Confirmed	180	Approved	128	Approved	105	Approved	40	Approved	65	Acquired	2
	17												

2. Program/ Policy Issues**3. Community Outreach****4. Other Items**

April 27, 2017 1 PM CT

Call-in Tel: 888-363-4734

Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	206	Appraisal		Acq Package		Relo Package		Oversight		Presented	62
Selling Interest	233	Off-Site Owner	275	In Process	4	In Process	1	In Process	2	In Process	13	Accepted	40
Covenant Interest Undecided	2	Eligibility Confirmed	180	Approved	128	Approved	105	Approved	40	Approved	65	Acquired	2
	17												

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
5. Community Outreach - (Frank)
6. Other Items

R/W Task Force Meeting # 044**May 4, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amee		Lisa Meredith
	Mia Garcia		Wayne Yong		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	205	Appraisal		Acq Package		Relo Package		Oversight		Presented	67
Selling Interest	235	Off-Site Owner	275	In Process	5	In Process	2	In Process	2	In Process	12	Accepted	43
Covenant Interest Undecided	2	Eligibility Confirmed	178	Approved	128	Approved	107	Approved	41	Approved	67	Acquired	2
	18												

2. Program/ Policy Issues
 - a. Restrictive Covenant after offer presented
3. Community Outreach
4. Other Items

May 4, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	205	Appraisal		Acq Package		Relo Package		Oversight		Presented	67
Selling Interest	235	Off-Site Owner	275	In Process	5	In Process	2	In Process	2	In Process	12	Accepted	43
Covenant Interest Undecided	2	Eligibility Confirmed	178	Approved	128	Approved	107	Approved	41	Approved	67	Acquired	2
	18												

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Notice to Landlord
5. Community Outreach - (Frank)
6. Other Items

R/W Task Force Meeting # 044**May 11, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amee		Lisa Meredith
	Mia Garcia		Wayne Yong		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	11	Owner Occupied	205	Appraisal		Acq Package		Relo Package		Oversight		Presented	71
Selling Interest	237	Off-Site Owner	275	In Process	13	In Process	1	In Process	2	In Process	13	Accepted	47
Covenant Interest Undecided	2	Eligibility Confirmed	179	Approved	128	Approved	108	Approved	41	Approved	69	Acquired	2
	18											Declined	2

2. Program/ Policy Issues

3. Community Outreach

4. Other Items

May 11, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	11	Owner Occupied	205	Appraisal		Acq Package		Relo Package		Oversight		Presented	71
Selling Interest	237	Off-Site Owner	275	In Process	13	In Process	1	In Process	2	In Process	13	Accepted	47
Covenant Interest Undecided	2	Eligibility Confirmed	179	Approved	128	Approved	108	Approved	41	Approved	69	Acquired	2
	18											Declined	2

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
5. Community Outreach - (Frank)
6. Property Management (Frank)
7. Other Items

R/W Task Force Meeting # 047**May 25, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amy		Lisa Meredith
	Mia Garcia		Wayne Young		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	78
Selling Interest	240	Off-Site Owner	274	In Process	16	In Process	2	In Process	2	In Process	12	Accepted	59
Covenant Interest Undecided	2	Eligibility Confirmed	183	Approved	134	Approved	112	Approved	43	Approved	82	Acquired	2
	18					Owner Occupied	54					Declined	3

2. Program/ Policy Issues

- a. Notice to Landlords
- b. Contact number for Landlords
- c. July 1, 2017 – Letter to Tenants
- d. Acquisition Manager

3. Community Outreach**4. Other Items**

May 26, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	78
Selling Interest	240	Off-Site Owner	274	In Process	16	In Process	2	In Process	2	In Process	12	Accepted	59
Covenant Interest Undecided	2	Eligibility Confirmed	183	Approved	134	Approved	112	Approved	43	Approved	82	Acquired	2
	18					Owner Occupied	54					Declined	3

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Notice to Landlords
 - b. July 1, 2017 – Letter to Tenants
 - c. Acquisition Manager
5. Community Outreach - (Frank)
6. Property Management (Frank)
7. Other Items

R/W Task Force Meeting # 048**June 1, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Sandra Alvarez		Sam Esquivel		Laura Eichner
	Thurman Black		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amy		Lisa Meredith
	Mia Garcia		Wayne Young		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	80
Selling Interest	240	Off-Site Owner	274	In Process	27	In Process	2	In Process	2	In Process	12	Accepted	59
Covenant Interest Undecided	2	Eligibility Confirmed	183	Approved	134	Approved	114	Approved	43	Approved	82	Acquired	4
	18					Owner Occupied	54					Declined	3

2. Program/ Policy Issues

- July 1, 2017 Tenant Letter– Comments due on June 2, 2017
- July 1 Tenant Reports
- Landlord relocation benefits case rate
- Appraisal reports

3. Community Outreach

4. Other Items

June 1, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Sandra Alvarez		Sam Esquivel		Grace Cortez
	Thurman Black		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	207	Appraisal		Acq Package		Relo Package		Oversight		Presented	80
Selling Interest	240	Off-Site Owner	274	In Process	27	In Process	2	In Process	2	In Process	12	Accepted	59
Covenant Interest Undecided	2	Eligibility Confirmed	183	Approved	134	Approved	114	Approved	43	Approved	82	Acquired	4
	18					Owner Occupied	54					Declined	3

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. July 1, 2017 Tenant Letter – comments due on June 2, 2017
 - b. July 1 Tenant Reports
 - c. Landlord relocation benefits case rate
 - d. Appraisal reports
5. Community Outreach - (Frank)
6. Property Management (Frank)
7. Other Items

June 8, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Alma Dealejandro		Sam Esquivel		Grace Cortez
	Maria Meghani		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	12	Owner Occupied	210	Appraisal		Acq Package		Relo Package		Oversight		Presented	82
Selling Interest	251	Off-Site Owner	336	In Process	26	In Process	0	In Process	2	In Process	5	Accepted	67
Life Estate	2	Eligibility Confirmed	185	Approved	137	Approved	114	Approved	44	Approved	90	Acquired	4
Covenant Interest	1	Undecided	17			Owner Occupied	54					Declined	3

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. July 1, 2017 Tenant Letter– Final version
 - b. July 1 Tenant Letter – first class vs certified
 - c. Tenants moving out before max RHP established
 - d. Appraisal reports
5. Community Outreach - (Rick)
6. Property Management (Rick)
7. Other Items

R/W Task Force Meeting # 050**June 15, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Chris Askew
	Alma Dealejandro		Sam Esquivel		Laura Eichner
	Maria Meghani		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Kyle Madsen		Liz Norris
	Jeff Taylor		Chris Amy		Lisa Meredith
	Mia Garcia		Wayne Young		Grace Cortez
	Stevenson Ashley		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	11	Owner Occupied	211	Appraisal		Acq Package		Relo Package		Oversight		Presented	90
Selling Interest	253	Off-Site Owner	335	In Process	13	In Process	4	In Process	3	In Process	5	Accepted	69
Life Estate	2	Eligibility Confirmed	190	Approved	155	Approved	114	Approved	45	Approved	96	Acquired	4
Covenant Interest	1	Undecided	16			Owner Occupied	54					Declined	3

2. Program/ Policy Issues
 - a. July 1, 2017 Tenant Letter– update
 - b. Parcels in R/W – 1163
3. Community Outreach
4. Other Items

June 15, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Alma Dealejandro		Sam Esquivel		Grace Cortez
	Maria Meghani		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	11	Owner Occupied	211	Appraisal		Acq Package		Relo Package		Oversight		Presented	90
Selling Interest	253	Off-Site Owner	335	In Process	13	In Process	4	In Process	3	In Process	5	Accepted	69
Life Estate	2	Eligibility Confirmed	190	Approved	155	Approved	114	Approved	45	Approved	96	Acquired	4
Covenant Interest	1	Undecided	16			Owner Occupied	54					Declined	3

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. July 1, 2017 Tenant Letter– update
 - b. Parcels in R/W – 1163
5. Community Outreach
6. Property Management
7. Other Items

R/W Task Force Meeting # 051**June 22, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Kyle Madsen
	Alma Dealejandro		Sam Esquivel		Laura Eichner
	Maria Meghani		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Stevenson Ashley		Liz Norris
	Jeff Taylor		Chris Amy		Lisa Meredith
	Mia Garcia		Wayne Young		Grace Cortez
	Karen Pollock		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	10	Owner Occupied	211	Appraisal		Acq Package		Relo Package		Oversight		Presented	94
Selling Interest	255	Off-Site Owner	335	In Process	6	In Process	0	In Process	3	In Process	3	Accepted	71
Life Estate	2	Eligibility Confirmed	190	Approved	162	Approved	123	Approved	45	Approved	102	Acquired	6
Covenant Interest	1	Undecided	16			Owner Occupied	59					Declined	4

2. Program/ Policy Issues

3. Community Outreach

4. Other Items

June 22, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Alma Dealejandro		Sam Esquivel		Grace Cortez
	Maria Meghani		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	10	Owner Occupied	211	Appraisal		Acq Package		Relo Package		Oversight		Presented	94
Selling Interest	255	Off-Site Owner	335	In Process	6	In Process	0	In Process	3	In Process	3	Accepted	71
Life Estate	2	Eligibility Confirmed	190	Approved	162	Approved	123	Approved	45	Approved	102	Acquired	6
Covenant Interest	1	Undecided	16			Owner Occupied	59					Declined	4

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. Extending escrow
 - b. Tenant notice and brochure
5. Community Outreach
6. Property Management
7. Other Items

R/W Task Force Meeting # 052**June 29, 2017, – 2 PM CT****Call-in Tel: 855-437-3563****Access Code: 59769032****Agenda****Participants:**

	Del Richardson		Sean Strawbridge		Gabriel Lopez
	Dionisio Marquez		Rosie Collin		Mike Galloway
	Frank Jordan II		Darrin Aldrich		Kyle Madsen
	Alma Dealejandro		Sam Esquivel		Laura Eichner
	Maria Meghani		Jimmy Welder		Slay Schlemeyer
	Ray Armstrong		Stevenson Ashley		Liz Norris
	Jeff Taylor		Chris Amy		Lisa Meredith
	Mia Garcia		Wayne Young		Grace Cortez
	Karen Pollock		Melissa de Leon		

1. General Update (DRA) – Refer to accompanied report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	9	Owner Occupied	212	Appraisal		Acq Package		Relo Package		Oversight		Presented	98
Selling Interest	258	Off-Site Owner	334	In Process	0	In Process	1	In Process	3	In Process	0	Accepted	76
Life Estate	2	Eligibility Confirmed	194	Approved	168	Approved	129	Approved	46	Approved	105	Acquired	9
Covenant Interest	1	Undecided	16			Owner Occupied	64					Declined	4

2. Program/ Policy Issues
 - a. July 13th meetings
3. Community Outreach
4. Other Items

June 29, 2017 1 PM CT
Call-in Tel: 888-363-4734
Access Code: 9150827

Agenda

Participants:

	Del Richardson		Sean Strawbridge		Ray Armstrong
	Dionisio Marquez		Rosie Collin		Mia Garcia
	Frank Jordan II		Darrin Aldrich		Jeff Taylor
	Alma Dealejandro		Sam Esquivel		Grace Cortez
	Maria Meghani		Jimmy Welder		Karen Pollock
	Melissa de Leon		Stevenson Ashley		

1. General Update (DRA) – Refer to attached report

Letter Response		Property Information		TxDOT REVIEW PROCESS STATUS								Offers	
More Information	9	Owner Occupied	212	Appraisal		Acq Package		Relo Package		Oversight		Presented	98
Selling Interest	258	Off-Site Owner	334	In Process	0	In Process	1	In Process	3	In Process	0	Accepted	76
Life Estate	2	Eligibility Confirmed	194	Approved	168	Approved	129	Approved	46	Approved	105	Acquired	9
Covenant Interest	1	Undecided	16			Owner Occupied	64					Declined	4

2. Acquisition Update (Thurman)
3. Relocation Update (Jeff)
4. Program/ Policy Issues (Del/Dio)
 - a. July 13, 2017 meetings
5. Community Outreach
6. Property Management
7. Other Items

Appendix C: City of Corpus Christi Supplemental Information

City of Corpus Christi Activities

Summary of Activities

Date	Activity
April 2017	Conducted three in-person meetings and five telephone conversations with interested persons
April 6, 2017	Attended monthly CAB meeting
April 11, 2017	Attended DRA-sponsored workshop on Credit Counseling
April 13, 2017	Attended DRA-sponsored workshop on Lender Requirements
April 18, 2017	Attended DRA-sponsored workshop on Onsite Homeowner Information
April 25, 2017	Attended DRA-sponsored workshop on Tenant Information
May 2017	Conducted two in-person meeting and two telephone conversations with interested persons
May 4, 2017	Attended monthly CAB meeting
May 20, 2017	Hosted an information table at the City Hall in the Mall event. Information about the City's housing programs was provided.
May 23, 2017	Attended DRA-sponsored working on How to Select a Mover
May 24, 2017	Held coordination planning meeting for future outreach events with DRA
May 31, 2017	Attended DRA-sponsored workshop on Clearing Title Issues
June 1, 2017	Attended monthly CAB meeting
June 27, 2017	DRA Bingo Night

Assistance Provided to Interested Persons and Owners

Assistance in April included the following activities:

- Received call from a homeowner who lives within the VAP area and wanted to know that status of her case for the city's Minor Home Repair Program. She stated she was rethinking her decision to stay in the area, and she was referred to DRA for assistance.
- Received a call from a homeowner who lives within the VAP area and did not want to be the only person living on her block. She was encouraged to attend the April CAB meeting to get an idea of how many of her neighbors may be participating in the VAP.
- Received a call from a tenant renting a home located in the VAP area. She moved into the rental in November 2016 and would not be eligible for relocation benefits. She stated she was struggling with bills including rent, and she was provided with a list of third party resources.

- Received a call from a tenant who live within the VAP area, and she was provided with information on the DRA workshops for tenants and encouraged to complete an application for the First-Time Homebuyer's Down Payment Assistance Program.
- Met with a landlord who has rental property within the VAP area. He stated that an appraiser visited one of his properties to complete an appraisal, and he wanted to know the status. He was referred to the DRA and asked to share information about DRA's tenant workshops with his tenants.
- Received a call from a tenant who wanted to verify if she would qualify for relocation benefits. Her property was outside of the VAP area, but she was encouraged to visit the Housing and Community Development Department and apply for the First-Time Homebuyer's Down Payment Assistance Program if she was interested in purchasing a home.
- Met with a tenant who lives in the VAP area and wanted more information on tenant benefits. A DRA representative explained potential benefits and referred him to the city to discuss the First-Time Homebuyer's Down Payment Assistance Program. He stated his income was above the city's threshold, but he was encouraged to attend DRA's tenant workshops.
- Met with a tenant who lives in the VAP area and is interested in participating in the First-Time Homebuyer's Down Payment Assistance Program. The tenant was determined eligible for the assistance program and referred to a third-party homebuyer's workshop.

Assistance in May included the following activities:

- Met with a tenant who lives in the VAP area and was interested in the First-Time Homebuyer's Down Payment Assistance Program. She was determined to qualify for the program and referred to a third-party homebuyer's workshop.
- Received a call from a tenant living in the VAP area and is interested in the First-Time Homebuyer's Down Payment Assistance Program. Neither her nor her husband qualify for the assistance program or for tenant relocation benefits.
- Received a call from a property owner within the VAP area who was interested in participating in the Minor Home Repair Program. She is now selling her home and asked to be removed from the Minor Home Repair Program.
- Met with a property owner who lives in the VAP area who had questions on a mechanic's lien filed in 1971. She was referred to Code Enforcement who addressed the issue. In addition, she asked when her affordability period would end for her participation in the Minor Home Repair Program.

Assistance in June included the following activities:

- Met with a property owner who lives within the VAP area who was interested in participating in the Minor Home Repair Program. The property owner was over the

income guidelines for the grant program and was referred to the Rehabilitation Loan Program.

- Met with a property owner who lives within the VAP area who was interested in participating in the Minor Home Repair Program. The property owner was given a list of documents needed to determine qualification in the program.
- Met with a property owner who lives within the VAP area who was interested in participating in the First Time Homebuyer's Down Payment Assistance Program. The property owner was income eligible for the program and was referred to a third party for the Homebuyer's Workshop.
- Met with a property owner who lives within the VAP area who was interested in the Minor Home Repair Program. She did not want to move from the area and was income eligible for the program. She will be participating in the Minor Home Repair Program.
- Met with a property owner who is participating in the VAP and wanted information on the First Time Homebuyer's Down Payment Assistance Program. She was not interested in having a mortgage, and after further discussion, it was determined that the program would not meet her needs.
- Met with a property owner who lives with the VAP area who was interested in the Minor Home Repair Program. He has not decided to participate in the VAP and was determined income eligible for Minor Home Repair Program. He was also introduced to a DRA representative for further discussion regarding the VAP and the appraisal process.
- Met with a property owner whose daughter rents a home with the VAP area. The property owner's daughter's income did not qualify her for the First Time Homebuyer's Down Payment Assistance Program, but she was referred to a third-party resource who may be able to provide assistance.
- Met with a tenant who would be eligible for relocation assistance and is not interested in buying a home. The tenant was also interested in moving outside of Corpus Christi and was referred to a third-party resource.

COORDINATION PLAN

Year	Month	Day	Coordination/Interaction w/ TXDot, POCCA & CCHA	Coordination/Interaction w/ interested persons, owners, tenants, Acquisition Program Participants, Restrictive Covenant Program participants
2016	January	Daily		Receive and return phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		7	Attend Harbor Bridge Hillcrest Meeting #4	
		27	Introductory meeting with POCCA	
	February	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		4	Attend Monthly Action Plan Meeting	
		24	Attend meeting regarding quarterly report requirements	
	March	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		1	Attend meeting to develop presentation for Neighborhood residents	
		4	Attend rehearsal for Neighborhood Public Meeting	Mail out postcards with City Liaison information
		7	Attend rehearsal for Neighborhood Public Meeting	
		7	Attend Neighborhood Public Meeting	Attend Neighborhood Public Meeting
		8	Attend Monthly Action Plan Meeting	
	April	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		7	Attend Monthly Action Plan Meeting	
	May	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		4	Attend Meet & Greet Del Richardson and Associates	
		12	Attend Monthly Action Plan Meeting	
		12	Attend Citizens Advisoray Board Meeting	Attend Citizen's Advisory Board Meeting
		18	Meet with DRA regarding coordination of outreach efforts	
		23		Mail out postcards with updated City Liaison information
	June	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment

		9	Attend Monthly Action Plan Meeting	
		13	Housing Workshop with DRA and residents	Housing Workshop with DRA and residents
		16	Attend Citizens Advisoray Board Meeting	Attend Citizens Advisoray Board Meeting
		27	Meet with DRA regarding coordination of outreach efforts	Coordinate outreach efforts for July/Early August
	July	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		7	Attend Monthly Action Plan Meeting	
		7	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		7		July Community Workshop Schedule mailed to residents
		14	Attend "Budgeting Basics" workshop	Attend "Budgeting Basics" workshop
		19	Facilitate "Meet the City Liaison" workshops	Facilitate "Meet the City Liaison" workshops; Two (2) workshops (10:00 am & 5:30 pm)
		21	Attend "Understand, Build, Repair and Manage Your Credit" workshop	Attend "Understand, Build, Repair and Manage Your Credit" workshop
		26	Attend "The ABC's of Appraisals" workshops	Attend "The ABC's of Appraisals" workshops
	August	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		4	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		6		Participate in "Road to Becoming a Homebuyer" fair
		8	Attend Groundbreaking Ceremony	Attend Groundbreaking Ceremony
		9	Attend Monthly Action Plan Meeting	
		9		Mail out 1st Time Homebuyer Program and upcoming DRA workshops flyer to residents
		13		Participate in Home Improvement mini-Expo "Fixing Up Your Home"
		17	Meeting with DRA regarding coordination of outreach efforts	
		16	Attend "How You Can Become a Homeowner" workshop	Attend "How You Can Become a Homeowner" workshop
		23	Attend "Purchase a New Home" workshop	Attend "Purchase a New Home" workshop
		25	Facilitate "1st Time Homebuyer" workshops; Two (2) workshops (10:00 am & 5:30 pm)	Attend "1st Time Homebuyers" workshops; Two (2) workshops (10:00 am & 5:30 pm)

	September	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		1	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		9		Mail out SETH program and upcoming DRA workshops information to residents
		15	Attend Monthly Action Plan Meeting	
		15	Attend "SETH Program" Workshop	Attend "SETH" Program Workshop
		20	Attend "Understanding the Loan Process" workshop	Attend "Understanding the Loan Process" workshop
		27	Attend "Understanding Real Estate Documents" workshop	Attend "Understanding Real Estate Documents" workshop
		30		Postcard mail out to residents reminding them to contact City Liaison for questions/information/referrals.
	October	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		6	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		12	Meet with DRA regarding coordination of outreach efforts	
		17		Mail out upcoming DRA workshop information to residents
		18	Attend Buyers Path to Closing Workshop	Attend Buyers Path to Closing Workshop
		20	Attend Tenant to Homeowner Testimony Workshop	Attend Tenant to Homeowner Testimony Workshop
		27	Attend Homeowner Counseling Workshop	Attend Homeowner Counseling Workshop
	November	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		3	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		8		Mail out Housing Programs and upcoming DRA workshops information to residents
		10	Attend Nueces County Appraisal Dist. Workshop	Attend Nueces County Appraisal Dist. Workshop
		12	Attend HOC Housing Fair	Attend HOC Housing Fair
		15	Attend Senior Benefit & Medicare Enrollment Workshop	Attend Senior Benefits & Medicare Enrollment Workshop
		16	Facilitate City Housing Programs Workshop	Attend City Housing Programs Workshop & Turkey Giveaway - Sponsored by DRA, Inc.

	December	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		8	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
2017	January	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		12	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
	February	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		27	Meet with DRA regarding coordination of outreach efforts	
	March	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		9	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		14	Attend Community Clean Up & Supply Pick Up Workshop	Attend Community Clean Up & Supply Pick Up Workshop
		20	Attend Property Tax Workshop	Attend Property Tax Workshop
		21	Attend Landlord Information Workshop	Attend Landlord Information Workshop
		28	Facilitate City Housing Programs Workshops	Attend City Housing Programs Workshop
		31		Postcard mail out to residents reminding them to contact City Liaison for questions/information/referrals.
	April	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		9	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		11	Attend Credit Counseling Workshop	Attend Credit Counseling Workshop
		13	Attend Lender Requirements Workshop	Attend Lender Requirements Workshop
		18	Attend Onsite Homeowner Information Workshop	Attend Onsite Homeowner Information Workshop
		25	Attend Tenant Information Workshops	Attend Tenant Information Workshops
	May	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		4	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		23	Attend "How to Select A Mover" Workshop	Attend "How to Select A Mover" Workshop
		24	Meet with DRA regarding coordination of outreach efforts	
		30	Attend "Clearing Title Issues" Workshop	Attend "Clearing Title Issues" Workshop

	June	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		1	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		27	Attend & make presentation during DRA Bingo night	Attend DRA Bingo night
	July	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		3		Mail out flyers/postcard to residents reminding to contact City Liason for 3rd party referral information
		13	Attend Monthly Action Plan Meeting	
		18	Attend DRA sponsored workshop	Atten DRA sponsored workshop
	August	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
		TBA	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
	September	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
		TBA	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
	October	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
		TBA	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
		TBA		Flyer/Postcard mail out to residents reminding them to contact City Liason for questions/information/referrals
	November	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
		TBA	Attend Monthly Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting

	December	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
		TBA	Attend Citizens Advisory Board Meeting	Attend Monthly Citizens Advisory Board Meeting
2018	January	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
		TBA		Mail out postcards/reminders with updated City Liaison information
	February	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	March	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
	April	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
		TBA		Mail out flyers/postcard to residents reminding to contact City Liason for 3rd party referral information
	May	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	June	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	July	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment

		TBA	Attend Monthly Action Plan Meeting	
		TBA		Host 3rd party information fair for residents
	August	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	Host 3rd party information fair for residents
	September	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
	October	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
		TBA		Flyer/Postcard mail out to residents reminding them to contact City Liaison for questions/information/referrals
	November	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
	December	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
2019	January	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
		TBA		Mail out postcards/reminders with updated City Liaison information
	February	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment

		TBA	Attend Monthly Action Plan Meeting	
	March	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Meet with DRA regarding coordination of outreach efforts	
		TBA	Attend Monthly Action Plan Meeting	
	April	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
				Host 3rd party information fair for residents
	May	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	June	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	July	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	August	Daily		Receive and Return Phone calls and meet with interested persons etc. on a walk-in basis and by appointment
		TBA	Attend Monthly Action Plan Meeting	
	September			
	October			
	November			
	December			

****City Liaison will attend monthly/quarterly CAB meetings**

*****City Liaison will develop a system for determining which households have not made contact w/ the City Liaison and send materials to those resi**

April 2017 Community Events

April 11

Credit Counseling

*Credit improvement
assistance from mortgage
professionals*

Facilitated by approved
Mortgage Professionals

5:30 – 7:00 p.m.



April 13

Lender Requirements

*A discussion of what is
required to receive financing
for a home.*

Facilitated by approved
Mortgage Professionals

5:30 – 7:00 p.m.



April 18

Onsite Homeowner information

*Program benefits discussion
with Q&A*

Facilitated by DRA Staff

5:30 – 7:00 p.m.

**Earn respect
from everyone by
deeds, not words.**

April 25

Tenant information

*Updated program benefits
discussion with Q&A*

Facilitated by DRA Staff

10:00 – 11:30 a.m.

5:30 – 7:00 p.m.

*we want your
feedback*

**Participation
Door Prizes at
each event**

All workshops are held at the **Oveal Williams Senior Center**
1414 Martin Luther King Dr., Corpus Christi, TX. 78401

**For any special communication or accommodation needs, or if you need
transportation, please contact the field office at 361-232-5083.**

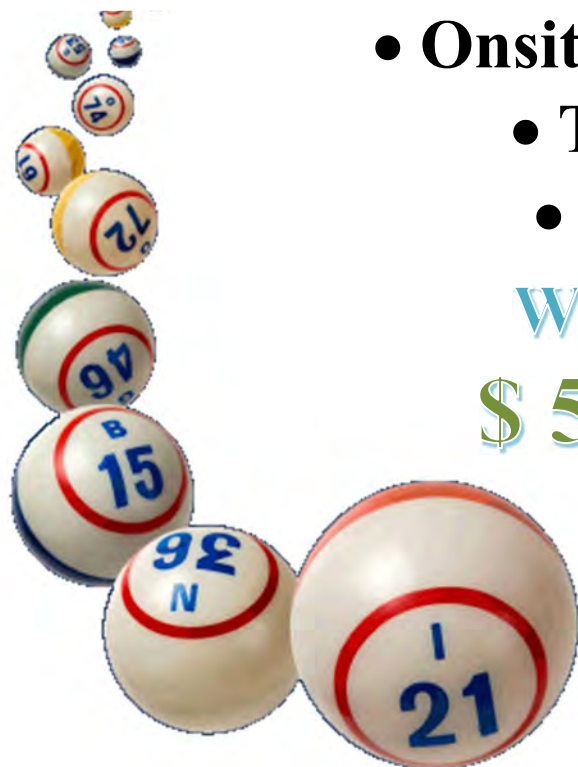
Tuesday, June 27th Bingo Night

Learn and Play!

- Onsite Owner(s) Program Benefits
 - Tenant Program Benefits
 - City Funding Programs

WIN PRIZES & LEARN

\$ 500 in Prize Value



This event will be held at the **Oveal Williams Senior Center**
1414 Martin Luther King Dr., Corpus Christi, TX. 78401
See you on Tuesday, June 27th at 5:30 PM

**For any special communication or accommodation needs, or if you need transportation,
please contact the field office at 361-232-5083.**

Appendix D: Corpus Christi Housing Authority Supplemental Information

**Displaced by Government Action - Voluntary Acquisition and Relocation Program.
Harbor Bridge Replacement Project
Verification Form**

TO: Public Housing Program
Corpus Christi Housing Authority
3701 Ayers
Corpus Christi, Texas 78415

Re: Request for Priority Status Public Housing Program

Name _____
Address _____
SSN: _____

PERMISSION FOR RELEASE OF INFORMATION

I/ we _____ hereby authorize and direct The Port of Corpus Christi Authority (POCCA) and or Del Richardson & Associates, Inc (DRA) to release any information requested by the Corpus Christi Housing Authority (CCHA) for the purposes of obtaining affordable housing. I understand that in order to be considered for entrance into the Public Housing Program, I must complete the required application and meet all applicable program requirements. I understand that I can make application for the Public Housing Program at HACC.ORG.

Signature _____

Date _____

Print Name: _____

Signature _____

Date _____

Print Name: _____

THIS SECTION TO BE COMPLETED BY POCCA / DRA (AGENCY)

I certify that the above-named person is being displaced by governmental action due to Title VI mitigation actions for the Harbor Bridge Replacement Project

Signature: _____

Title _____ Date _____

Print name: _____

Tel. # _____

Email for verification: _____

PENALTIES FOR MISUSING THIS CONSENT: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD, the PHA and any owner (or any employee of HUD the PHA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the PHA or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 42 U.S.C. 2(f), (g) and (h). Violation of these provisions are cited as violations of 42 U.S.C. 408 (f),(g) and (h).

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 17, 2017

Mr. Gary Allsup, CEO
Housing Authority of Corpus Christi
3701 Ayers Street
Corpus Christi, Texas 78415-4615

Re: Complaint Investigation at:
DN Leathers Housing Project Demolition Site, 1001 Coke Street, Corpus Christi (Nueces County), Texas
Regulated Entity No.: 104050547; Investigation No.: 1408745; Incident No.: 253814

Dear Mr. Allsup:

On March 13, 2017 and March 14, 2017, Mr. Thomas Haney of the Texas Commission on Environmental Quality (TCEQ) Corpus Christi Region Office conducted an investigation of the above-referenced facility to evaluate compliance with applicable requirements for air quality. No violations are being alleged as a result of the investigation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Mr. Haney in the Corpus Christi Region Office at 361-825-3100.

Sincerely,

A handwritten signature in black ink that reads "Kelly Ruble".

Kelly Edward Ruble
Air Section Manager
Corpus Christi Region Office

KER/TAH/mjc

REPORT

Final Assessment Report for the Corpus Christi Housing Authority (CCHA)

Cooperative Agreement No.:
C-15-TA-MD-0008

Order No.:
ECO-0-15-003-02

Work Plan No.:
4012-301

Submitted To:

**U.S. Department of Housing & Urban
Development (HUD)**

Attn.: Joe Gagy
Government Technical Monitor
451 7th Street, SW
Washington, DC 20410

Submitted By:

Econometrica, Inc.

7475 Wisconsin Avenue
Suite 1000
Bethesda, MD 20814
www.EconometricaInc.com

May 30, 2017

May 30, 2017

Mr. Joe Gagy
Government Technical Monitor
Office of Public and Indian Housing
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Reference: Cooperative Agreement No. C-15-TA-MD-0008; "Final Assessment Report for the Corpus Christi Housing Authority."

Dear Mr. Gagy:

Econometrica is pleased to submit this Final Assessment Report for the Corpus Christi Housing Authority (CCHA) to the U.S. Department of Housing and Urban Development (HUD) in fulfillment of the deliverable for Work Plan No. ECO-0-15-003-02.

If you wish to discuss any aspect of our report, please feel free to contact me at (301) 657-8311.

Sincerely,

Econometrica, Inc.

A handwritten signature in blue ink, appearing to read "Cyrus Baghelai", with a horizontal line drawn through the middle of the signature.

Cyrus Baghelai
President/CEO



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Executive Summary

In November 2016, HUD tasked Econometrica, Inc., with a two-phased assignment: Provide emergency tenant relocation support to the Corpus Christi Housing Authority (CCHA) (specifically to D.N. Leathers residents who were relocating due to the Harbor Bridge Project) and advise CCHA in the development of a housing mobility counseling program. To fulfill the requirements of this work plan, Econometrica enlisted the services of a subcontractor, Housing Choice Partners (HCP), an expert in the field of setting up housing mobility counseling programs. Throughout this report, HCP and Econometrica will be referred to as the “Econometrica Team.” The Econometrica Team’s goal for this assignment is to advise the CCHA staff during the process of defining specific “opportunity areas” in the community and to recommend revisions and/or changes to current policies or practices that could result in providing voucher holders with the tools to help make a more fully informed choice when looking for a new place to live.

By the time the work plan was approved by the U.S. Department of Housing and Urban Development (HUD) on November 14, 2016, CCHA had already relocated 106 of the 122 D.N. Leathers households. On November 30, 2016, the Econometrica Team met (via conference call) with the Executive Director (ED) of CCHA, a few members of his staff, the San Antonio Field Office Regional Director, and the HUD GTM. During the call, the parties concurred that with only 16 D.N. Leathers households left to be relocated, perhaps the technical assistance should focus on establishing a mobility counseling program for all voucher holders, which could also aid D.N. Leathers residents who might seek to move again in late 2017.

In the weeks that followed, the Econometrica Team—which included Econometrica staff members Bethany Hase and Paul Watkins and HCP staff members Chris Klepper and Andrea Juracek—conducted an offsite review of documents (Appendix A), a telephone survey (Appendix C), a brief online rent survey (Table 2, Page 8), and a 2-day site visit to meet with CCHA staff and members of the community. The CCHA ED and staff have been very cooperative and responsive during the remote and onsite phases of this work plan.

The following is a list of primary recommendation highlights, with detailed recommendations further outlined throughout the report.

- Consider using the Econometrica Team’s definition of “opportunity areas” of census tracts that are less than 17 percent poverty and less than 60 percent Hispanic.
- Depending on Corpus Christi’s unique characteristics and planned development for growth, augment this definition with “opportunity areas” that are close to jobs, accessible by public transportation, and near high-performing schools.
- Create a structure/scope, goals, and a budget for the new Corpus Christi Mobility Program and staff it with ideally two full-time staff members—a real estate specialist and a mobility counselor, depending on budget constraints and current staffing configuration.
- Offer “second move” mobility counseling to clients and others as early as possible (ideally 4 months), prior to lease renewal or voucher issuance.



- Determine whom to target for mobility counseling, depending on the scope and scale of the program.
- Continue to bolster outreach efforts to landlords and the community to expand housing choice in opportunity areas.
- Offer tenant education services such as workforce training, Del Mar GED, after-school homework assistance, renter training, credit repair, financial fundamentals, and other topics that would offer families the skills they might need or desire.
- Ensure that CCHA's waitlist policy is in compliance with HUD regulations, given that all public housing will be converted through Rental Assistance Demonstration (RAD) to Project-Based Vouchers (PBV) by the end of calendar year 2017.
- Offer post-move support to families who went through the mobility counseling program to help them remain in an "opportunity area."
- Create and maintain a regular database to track and report performance metrics for those who receive housing counseling compared to those who do not.
- Consider moving to Small Area Fair Market Rents (SAFMRs), even if it might have a negative impact in the short term on the number of tenants CCHA can help.

While many housing authorities choose to partner with or subcontract to nonprofits to run the mobility program for their residents, CCHA has indicated that it is willing to take on this challenge and provide mobility counseling directly to its residents. The assessment team feels confident that with the right tools and technical assistance, CCHA will be successful in expanding housing choice options for its tenants.



1. Introduction

Housing mobility counseling gives voucher holders the ability to make a fully informed choice of where to live by highlighting neighborhoods with higher quality amenities, lower rates of poverty, and lower ethnic/racial concentrations than where Housing Choice Vouchers (HCV) families frequently live. Counseling efforts help clients overcome the many barriers of moving to an area of higher opportunity. These barriers can include (but are not limited to) housing discrimination, lack of financial resources for security deposits or moving costs, moving away from social support networks, and HCV program processes that can impede a voucher family's ability to compete with market-rate tenants (for example, the time it can take for a unit to pass inspection).

The concepts behind opportunity mapping and housing mobility counseling programs lie in the fundamental need to bring to light issues of unequal access to opportunity, particularly for minority and low-income populations. Opportunity mapping allows for a view of where opportunity is located geographically and how different groups of people are concentrated in areas of low or high opportunity. The theory is based on the assumption that if there were no discrimination (and no long-term effects of past discrimination), everyone would live in all parts of the region in direct proportion to their general numbers in the area.

Using demographic averages by census tract (or ZIP code for less-dense areas) is generally the first step in building the definition of “opportunity areas” to be used as a basis for mobility counseling. There are a number of other community factors that can be incorporated into the “opportunity areas” definition as well. These factors can include school rankings, crime statistics, job and transit access, and environmental health. It is a balancing act, however, because by adding additional factors to the definition, one is also potentially limiting the availability of rental units that are affordable to vouchers in the given area.

In the development of the definition of “opportunity,” it is important to remember that using the average of any given demographic factor means using the *lower threshold* for that factor. Living in a tract with a below-average level of Hispanic population means living in a tract that is below the *lower threshold* for causing additional neighborhood segregation if the level of Hispanic population in the tract increased marginally. Therefore, going above the averages of any factor being used in the opportunity definition would need to be backed by statistically significant reasoning to ensure that segregation of any one protected class is not perpetuated.

The following sections walk through options for CCHA to consider when defining “opportunity areas,” the Econometrica Team recommended definition of “opportunity” in Corpus Christi, the team's observations of CCHA's current HCV processes and procedures, recommendations for establishing a mobility counseling program, and the results of a review of the Corpus Christi housing rental market to determine the extent to which current payment standards allow HCV households the ability to access higher-opportunity areas.



2. Options for Defining “Opportunity Areas”

CCHA could consider using the HUD Index definition of opportunity, which uses Affirmatively Furthering Fair Housing (AFFH) raw data¹ and combines six different census tract-level indices, including measures of labor, transit, transportation cost, environment, schools, poverty, and jobs. The additional considerations identify 32 census tracts that would be deemed “opportunity” within the city. However, many of these census tracts are either industrial, have sparse housing availability, or may contribute to segregation.

CCHA could also consider using a definition that is often used—that of average poverty for the region and a percent of subsidized housing per census tract. For instance, the definition could be census tracts that are less than 17 percent poverty and have less than 5 to 10 percent subsidized housing (public housing and voucher holders). This way of defining “opportunity” addresses HUD’s goal of not further segregating low-income families.

CCHA could follow a commonly utilized approach by broadening the scope of the program to encompass multiple counties in the region. While this would mean that some families would choose to port out of CCHA’s jurisdiction, it would ensure that CCHA was providing adequate information to families on where quality amenities in the immediate region lie. In HCP’s experience, however, not many families choose to port out, even when presented with information on opportunity areas in a broader region.

It is also important to keep in mind that HUD defines Racially and Ethnically Concentrated Areas of Poverty (R/ECAPS) as census tracts with 50 percent minority and 40 percent poverty concentrations. The population of Corpus Christi is comparatively high at 60 percent Hispanic.² If CCHA’s definition of “opportunity areas” were to exceed this 60-percent benchmark of average Hispanic population for the city, CCHA would need to justify it by using current, objective demographic data for the city or region to show that it is not potentially further segregating low-income Hispanic families.

Other mobility program definitions for comparison (all percent by census tract):

- Chicago Housing Authority.
 - Less than 20 percent poverty, less than 5 percent subsidized housing.
- Housing Authority of Cook County.
 - Less than 17 percent African American, less than 10 percent poverty (averages for the jurisdiction).
- Port Arthur Housing Authority (PAHA).
 - Within PAHA jurisdiction: less than 40 percent African American, less than 22 percent poverty (averages).
 - Regionally: less than 29 percent African American, less than 17 percent poverty (averages).

¹ This raw data can be found online at <https://www.hudexchange.info/resource/4868/affh-raw-data/>.

² American Community Survey 2015 averages (most recent data available at time of analysis).



- St. Louis Housing Authority.
 - Less than 10 percent poverty (HUD-recommended threshold), less than 10 percent subsidized housing.
- Baltimore Regional Housing Partnership.
 - Less than 30 percent African American, less than 5 percent subsidized housing (court-ordered definition).
- Lake County Housing Authority.
 - HUD Index adjusted by municipal capacity.
- McHenry County Housing Authority, DuPage Housing Authority, and Waukegan Housing Authority.
 - HUD Index.

3. Recommended “Opportunity” Definition

The Econometrica Team recommends that CCHA consider defining “opportunity” as census tracts that are less than 60 percent Hispanic and less than 17 percent poverty within the City of Corpus Christi (see the map in Appendix D). These percentages are less than the averages for the City of Corpus Christi. The data table for Appendix D is Appendix E. With any definition of “opportunity” areas, there will exist some census tracts that may not meet the criteria (in this case minority and poverty percentages), but a case can be made for their inclusion. Therefore, as highlighted in the Executive Summary, the Econometrica Team recognizes that CCHA may choose to augment this definition based on other unique characteristics of the City that are recognized as indicators of “opportunity” (such as access to high-performing schools, public transit, jobs, hospitals, medical facilities, etc.). According to the 2011–2015 American Community Survey 5-Year Estimates, Corpus Christi has an estimated population of 316,513. The population is 61.3 percent Hispanic (of any race), 31.5 percent White alone, and 4 percent Black or African American alone. An estimated 56.2 percent of the population identifies as Mexican. Approximately 17.5 percent of the population is below the poverty level, on par with the statewide rate of 17.3 percent.

The team chose this definition of “opportunity” for several reasons. Oftentimes, the distribution or isolation of populations by race, ethnicity, and poverty are key indicators of the overall health of a community.³ Also, this method follows the HUD AFFH guidelines that lay out how public housing authorities (PHAs) and other entities can take meaningful steps to address disparities in access to opportunity and encourage “truly integrated and balanced living patterns” throughout a community.⁴ It must be kept in mind, however, that anyone signing up for the mobility program can still move where they choose and disregard the definition of opportunity areas if being close to work, family, higher-performing schools, etc., is their priority.

³ While there has been much research on the relationship of race and ethnicity to socioeconomic status, the American Psychological Association created a fact sheet that clearly lays out the effects this relationship has on greater community well-being. See <http://www.apa.org/pi/ses/resources/publications/minorities.aspx>.

⁴ HUD Exchange AFFH rule webpage at <https://www.hudexchange.info/programs/affh/>.



The Econometrica Team included a map in Appendix F that employs the recommended definition of “opportunity” (census tracts that are less than 17 percent poverty and less than 60 percent Hispanic) to see what the implications would be for the relocation of former D.N. Leathers residents to find out whether or not the moves could be considered “opportunity” moves. Also in Appendix F, the team mapped the locations of CCHA’s voucher holders (as of a November 28, 2016, Public and Indian Housing Information Center (PIC) report) to see how many people had already chosen to live in “opportunity” areas (again, as defined using the recommended definition of less than 17 percent poverty and less than 60 percent Hispanic). The maps were produced by HCP and reviewed by Econometrica staff. Our hope is that the maps will provide “food for thought” while CCHA staff consider which factors to include in their definition of opportunity.

4. CCHA HCV Program Administration Observations

Once opportunity definitions have been set, the next step is to make any adjustments to current operations to administer the mobility program. Our observations of the current processes and procedures employed by CCHA are as follows. We also performed a survey (attached as Appendix C) that provides more detailed insight into the workings of the HCV program.

Briefings and Materials, Housing Search, and Inspections

Families coming off of CCHA’s HCV waitlist are offered group briefings that primarily consist of information given orally and last an estimated 45 minutes. They are given handouts, which consist of a list of employment agencies and names, addresses, and black/white maps of locations of Corpus Christi high schools and special campus schools, middle schools, and elementary schools.

Once briefings have been completed, HCV participants are assigned an individual caseworker. HCV households porting into CCHA’s jurisdiction are provided with one-on-one briefings and also assigned a caseworker. Certification and recertification meetings take place at CCHA’s main offices on a one-on-one basis, or packets are mailed out for individuals who are not able to come in person due to disability.

CCHA provides support to HCV clients searching for a unit using the following methods:

- Apartment complexes bring flyers for available units into the CCHA offices to be posted on a community bulletin board.
- Landlords can post available listings on CCHA’s website through the SocialServe unit-listing platform.

Per CCHA’s most recent Administrative Plan (AP) updated in 2012, CCHA allows HCV participants an initial 60 days to obtain housing. The voucher term is not suspended if a Request for Tenancy Approval (RTA) is submitted. If an RTA is submitted prior to the voucher expiration and subsequently denied after the voucher term has expired, the household is required to reapply for the HCV program. CCHA automatically grants one 30-day extension upon written request from the family, with additional extensions granted only in cases of reasonable accommodation for a person with disabilities or for reasons beyond the family’s control and not relating to CCHA’s processes.



According to CCHA staff, extensions used to be requested by families because they were unable to find a unit using the HCV. However, CCHA staff reported that there are now a greater number of landlords participating in the program and this seems to be less of a concern. According to CCHA, extension requests now tend to come from HCV heads of household with negative rental histories or criminal backgrounds, concerns that landlords in the area seem to have most. Credit ratings of HCV holders were not identified as an issue many families face when attempting to rent.

The initial inspection process of a potential unit is to be completed within 15 days of the submission of the RTA. CCHA's AP sets a goal of determining a unit's suitability for tenancy within 10 days of RTA submittal. According to staff, inspections are generally conducted within 3 to 4 days of an RTA's submission, with 5 days considered too long of a wait. Therefore, if a unit is ready to be inspected under HUD HCV guidelines, CCHA will deploy an inspector as quickly as possible.

Many units that CCHA inspects pass after the first inspection. If second or subsequent inspections are needed, CCHA will attempt to schedule them as quickly as possible, depending on how fast the housing provider can correct deficiencies. First and second inspections are free, with subsequent inspections costing the housing provider \$75 per inspection thereafter.

Landlord Recruitment and Education

CCHA hosts quarterly meetings with landlords who have shown interest in taking part in the HCV program. These meetings are held after 5 p.m. on weekdays to accommodate working landlords' schedules. CCHA provides landlords a packet of information, according to staff, that covers the HCV program, inspection requirements, and any program changes that may have recently occurred. An inspector is also present at the meetings to address landlord questions and concerns.

CCHA staff reported that they try to recruit new landlords for the program, but staff time is limited. It appeared from discussions with CCHA staff that they are already working at full capacity, some juggling multiple tasks.

5. Recommendations for Implementing a Mobility Program

Mobility can be integrated into regular briefing sessions for all participants with engaging educational materials. Landlord outreach in opportunity areas will be needed, as well as administrative changes to support a mobility program. There are several ways to go about implementing these changes, as described in the following bulleted section.

Mobility Program Administration

- Hire two full-time staff members—a real estate specialist and a mobility counselor or the equivalent, depending on budget constraints. These staff members would ideally not have other responsibilities and could focus on creating the materials to educate and support clients' informed choice of where to live, performing the outreach to the landlords and investors, and following up with clients after a move to make sure they are supported.



- Offer mobility counseling to HCV holders, explain what it is, and have the family commit to the program by a formal sign-up process.
- Ensure that CCHA's waitlist policy is in compliance with HUD regulations, given that all public housing will be converted through Rental Assistance Demonstration (RAD) to Project-Based Vouchers (PBV) by the end of calendar year 2017.
- Grant longer search time for those who sign up for mobility. Ideally, households would have at least 120 days of search time, tolled when moving papers are turned in, and another 30-day extension if they have really put forth the effort to look (as certified by their mobility counselor). Longer search times allow families to consider areas they may not be familiar with and find a good unit with a cooperating landlord.
- Revise, regularly update, and distribute materials/information provided to program participants so that they include a higher percentage of affordable units/developments in opportunity areas.
- Include the benefits of opportunity areas and maps of their locations throughout the region, including in surrounding counties (if so desired), in briefing packets.
- Establish a memorandum of understanding with the public bus line and/or another transportation service to drive residents to tour areas of opportunity or visit unit vacancies.
- Provide pre- and post-move resident services such as the following:
 - Workshops (through a partnership with a local bank or university) that explain expectations for how to be a good rental tenant (especially for those voucher holders with poor rental histories), home maintenance, financial management, workforce development training, etc.
 - Enrollment in CCHA's Family Self-Sufficiency (FSS) program.
 - Outreach to establish a network of social services in the opportunity area, depending on the needs of the individuals moving to those areas.
 - Additional counseling if the family has to move again.
- Consider the use of electronic methods to communicate with clients, such as texting, mobile-ready e-newsletters, CCHA website, and/or other tools.
- Provide paper and electronic materials in English and Spanish, per HUD's Limited English Proficiency (LEP) guidelines.

Some of the recommendations above could also be applied to the normal HCV program procedures, such as providing materials in English and Spanish and/or using electronic methods to communicate with clients. The Econometrica Team also recommends that CCHA assess its current practices and make sure that it is not at risk of noncompliance with HUD's LEP guidelines.

Mobility Program Landlord Recruitment and Retention



- There is the potential and willingness for CCHA to do outreach to additional landlords and the community to expand the number of rental units available to HCV holders.
- Set a monthly/quarterly goal for reaching out to landlords and/or real estate investors to communicate regularly with the industry. A short newsletter, e-blast, announcements, etc., can help. A hotline for landlords and good customer service will go a long way in improving the perception of the HCV program among property owners.
- Form a small advisory committee of community members to “sell” the program to landlords. Recruit a voucher holder who has gone through the process him/herself to serve on this advisory committee.
- Utilize community stakeholders whom the Econometrica Team met on the site visit, especially Pastor Carrington, Mr. Haven, and Cmdr. Blackmon, who have offered to help recruit landlords and support the expansion of housing choice into opportunity areas.
- Hold workshops on topics such as fair housing laws, formal complaint reporting procedures, how to promote communities of inclusion, etc. CCHA should continue its practice of making presentations to members of the City Council and local stakeholders in order to educate the community about the Section 8 program in a positive light.

6. Availability of Affordable Housing in “Opportunity Areas” and Recommendations for Expanding Housing Options

It is a common concern that fair market rents (FMRs) as set by HUD do not allow HCV households to access a large share of higher-cost housing markets, where better amenities tend to be.⁵ Since the publishing of Corpus Christi’s 2013 Analysis of Impediments to Fair Housing Choice (AI), CCHA has raised the cap on its payment standards to the maximum currently allowed by HUD. The standards are now set at 110 percent of area FMRs, which allows more access to higher-amenity neighborhoods. The Econometrica Team also understands that CCHA might consider moving to SAFMRs. This could allow enough room to raise rents in opportunity areas and keep them lower in traditional areas. The downside to this approach is that, in the beginning at least, it may result in fewer clients served.

Table 1. CCHA 2017 HCV Payment Standards

HUD FMR	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100%	\$737	\$792	\$996	\$1,311	\$1,487
110%	\$811	\$871	\$1,096	\$1,442	\$1,636

Source: HUD.

The Econometrica Team used two methods to conduct a review of the Corpus Christi housing rental market and compared its findings against CCHA’s HCV payment standards to determine the extent to which current payment standards allow HCV households the ability to access higher-opportunity areas (which often have more expensive housing markets).

⁵ See the National Low Income Housing Coalition’s report, “Out of Reach 2016: No Refuge for Low Income Renters,” found at <http://nlihc.org/oor>.

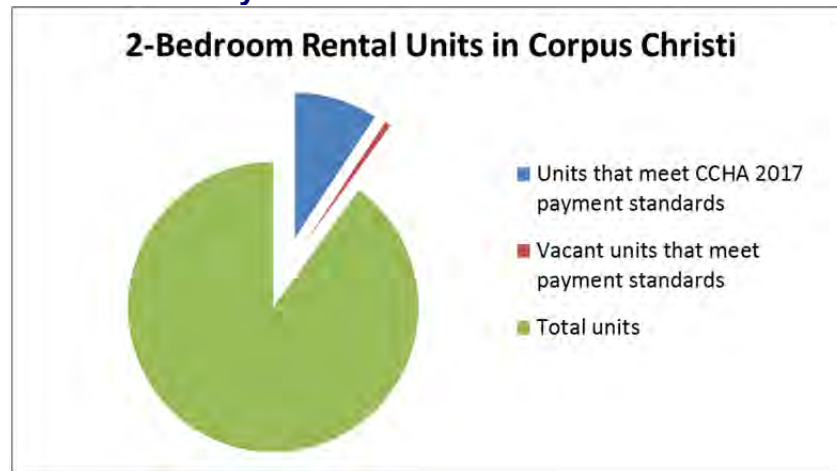


In the first method, we reviewed the cost of potentially available units throughout the region using census data provided by the Poverty Race Research Action Council. The data focuses on two-bedroom units and consists of numbers of rental units and median rents to determine units that are available under the payment standard of a two-bedroom voucher.

Corpus Christi has 81 census tracts, 4 of which have no affordable units by current HCV payment standards set at 110 percent, and 2 of which have no rental units at all. Of the remaining 75 tracts, 24 (32 percent) can be considered opportunity areas using this report's definition (less than 60 percent Hispanic and less than 17 percent poverty).

While this method of determining affordable units is not exact, it provides a rough idea of the availability of rental units to HCV holders. The analysis shows that a total of 3,042 2-bedroom units, or 11 percent of the estimated total 2-bedroom units in the city, are affordable by CCHA's current payment standards in areas of opportunity. Of those 3,042 units, there is an estimated 7 percent vacancy rate, leaving a potential of only 213 units available at any time.

Figure 1. Availability of Affordable Rental Units for HCV Holders



In the second method, the Econometrica Team conducted a brief online rent survey, similar to what an apartment seeker would do when looking for units at various price points. Unit listings viewed were only in areas deemed “opportunity” as defined herein (less than 60 percent Hispanic and less than 17 percent poverty). The following table represents those findings:

Table 2. Percentage of Average Rents Within Current Payment Standards at 110 Percent FMR

Bedroom Size	Lowest Rent	Highest Rent	Average Rent Required	# Out of 10 Under Current Payment Standards
1	\$729 (utilities included)	\$1,025 (utilities included)	\$840	6
2	\$929 (utilities included)	\$1,395 (utilities included)	\$1,091	4
3	\$1,325 (utilities included)	\$1,750 (tenant pays utilities)	\$1,437	5



Table 2 illustrates that while it looks as if an adequate percentage of units might be available to HCV households (40 to 60 percent), the average rents listed for both two- and three-bedroom units are at the very top of the 110 percent payment standards level, indicating that market rents are pushing the current limits.

HUD designed the HCV program to make at least 40 to 50 percent of a rental market available to HCV families. Given the information above, HCV holders may have a difficult time accessing opportunity areas on the whole at the current payment standards, thus perpetuating their inability to move out of ethnically concentrated areas of poverty.



Appendix A: Documents Reviewed and Site Visit Details

This Appendix describes the documents reviewed as part of the remote assessment.

- 2015 Draft CCHA 1-Year and 5-Year Plans.
- 2016 CCHA 1-Year and 5-Year Plans.
- Current CCHA AP.
- 2016 CCHA SEMAP Certification.
- CCHA HCV program Resident Characteristics Report.
- CCHA HCV program briefing materials.
- Fair housing portion of the CCHA Admission and Continued Occupancy Policy.
- HUD PIC report detailing location of CCHA HCV households as of November 28, 2016.

The site visit was conducted on January 12–13, 2017, with HCP staff members Christine Klepper and Andrea Juracek and Econometrica staff members Bethany Hase and Paul Watkins. A number of discussions took place with the following CCHA staff, community stakeholders and advocates, and former D.N. Leathers residents:

- Gary Allsup – CCHA ED.
- Debbie Sherrill – CCHA Senior Vice President, Housing/Community Development.
- Nellie Rios – CCHA HCV Program Manager.
- David Blackmon – Commander, Corpus Christi Police Department.
- Rudy Betancourt – Corpus Christi Department of Housing and Community Development.
- Will Haven – Haven, LLC, local housing investor and HCV program landlord.
- Adam Carrington – Senior Pastor, Brooks A.M.E. Worship Center; President, Citizens Alliance Board.
- Mary Soto – Former D.N. Leathers resident.
- Jasmine Mosley – Former D.N. Leathers resident.
- Aurelia [last name unknown] – Former D.N. Leathers resident.
- Erin Gaines – Texas RioGrande Legal Aid (TRLA).
- Rachel Zummo – TRLA.
- Charlie Duncan – Texas Low Income Housing Information Service.

CCHA staff gave a tour of the community for the Econometrica Team. We visited the D.N. Leathers development, the proposed Harbor Bridge site, the Sea Breeze Senior Development and the Dolphin's Landing apartment complexes (to which a large portion of former D.N. Leathers residents have moved), and a portion of the South Padre Island Drive corridor, which cuts through much of the city.



After the site visit, the Econometrica Team also reviewed the following information, which provided a clearer understanding of the context in which CCHA operates:

- City of Corpus Christi and regional demographics by race, ethnicity, and poverty.
- Corpus Christi rental housing market by availability of rental housing, estimated costs of units by bedroom size, and number of housing units in opportunity areas.
- Survey of school rankings throughout the Corpus Christi region.
- Crime statistics for the City of Corpus Christi.
- Demographics of CCHA voucher program participants.
- Distribution of current CCHA vouchers and public housing within its jurisdiction.
- Locations to which former D.N. Leathers residents moved.
- Fair housing complaints for the City of Corpus Christi made to HUD and local private and municipal fair housing enforcement entities.
- City of Corpus Christi's most recent (2013) AI.
- Voluntary Resolution Agreement and Four-Party Agreement resulting from a complaint filed under Title VI of the Civil Rights Act of 1964 on behalf of private market residents of the Northside community and Hillcrest and Washington-Coles neighborhoods in response to the proposed Harbor Bridge project.



Appendix B: Recommended Opportunity Area Definition Applied to D.N. Leathers Households

As of February 5, 2017, in the last report provided to the Econometrica Team, CCHA stated that all residents have moved from the D.N. Leathers development. Of the 122 original residents, 26 (21 percent) went to other public housing units, 81 (67 percent) moved with assistance from the PHA with an HCV, and 15 (12 percent) relocated on their own without any assistance from the PHA and their whereabouts are unknown.

CCHA also reported that 94 percent went to areas with lower poverty. The average poverty pre-move was 35 percent and post-move was 22 percent, down 13 percentage points.⁶ Additionally, 96 percent moved from the D.N. Leathers area—where incomes average \$26,444—to an area with an average income of \$54,525, more than double the pre-move figure.

Overall, D.N. Leathers residents who moved with an HCV moved from an area that averaged 35 percent poverty and 53 percent Hispanic to areas that average 22 percent poverty and 68 percent Hispanic—a decrease in the poverty rate but an increase in the average Hispanic population by 15 percentage points, creating more concentration of HCV households by ethnicity.

Further examining the moves of D.N. Leathers residents made with an HCV using the Econometrica Team’s recommendation of “opportunity” (less than 17 percent poverty and less than 60 percent Hispanic), we noted the following:

- Fifteen households (19 percent) moved to an “opportunity area,” as defined using this report’s definition of less than 60 percent Hispanic and less than 17 percent poverty (14 of these moves were to one development, Sunchase Apartments).
- Twenty-six households moved to another public housing development. These households saw sharp increases in both post-move poverty rate and Hispanic population averages, with post-move census tracts averaging 45 percent poverty and 90 percent Hispanic.

Of the 81 households that moved with an HCV, 26 (33 percent) moved to one apartment complex that actively recruited D.N. Leathers residents.

⁶ Census tracts with 20 percent or higher poverty rates are considered by many sociologists and housing practitioners to be distressed communities. For instance, in its report “U.S. Concentrated Poverty in the Wake of the Great Recession,” the Brookings Institution views census tracts with poverty rates between 20 and 40 percent to be “high poverty.” See <https://www.brookings.edu/research/u-s-concentrated-poverty-in-the-wake-of-the-great-recession/>.

Appendix C: Corpus Christi Housing Authority Housing Choice Voucher Program Policy/Procedures Survey

Conducted by: Housing Choice Partners
December 22, 2016

General PHA/HCV Program Information

1. What is PHA's current voucher utilization rate?
 - 1428 vouchers 100% and billing; 620 PBVs (RAD conversions of public housing)
 - 100% utilization rate; no ports absorbed – all billed.
 - Might be currently over-leased due to DN Leathers HCVs – have not received TPVs from HUD yet (122 total)
2. What is the current HCV lease-up rate?
 - 50%
3. What is the latest SEMAP score?
 - 98%
4. How many turnover vouchers are there annually?
 - 75-80 per year
5. How many are listed on the current waiting list? Do you know if they are families with children or not?
 - Waitlist is open online as of 10/2016; will remain open until admin decides to close it.
 - 90% of people who applied when list was open in 2015 lived out of state and did not want to move to CC for first year of voucher per program rules.
 - Reopened list with stricter resident preferences
 - Currently about 1405 on list
 - WL opening notifications posted on website, in newspaper for 30 days in English only
6. How many current voucher families with children have vouchers vs adult households?
 - Information from Resident Characteristics Report:
 - 53% non-elderly with children
 - 49% are children under 17
 - 20% are children under 5
7. What is the distribution of bedroom sizes for current voucher holders? What is the average household size?
 - Information from Resident Characteristics Report:
 - 1 (25%) and 2 bedrooms (38%) predominate
 - 39% have one person in the household

18% have two and 18% have three in the household

8. How many households have income from work? Disability? Other? How many have zero income?

- Income from work - 34%
- 56% have assistance of some type

9. Do you know the number of vouchers in opportunity areas now and how many move to opportunity areas annually on their own (understanding there is no firm definition yet of what an opportunity area is but you probably generally know where the low poverty neighborhoods are located)?

- No
- Anything 22% poverty or below is considered a “higher opportunity” area
- CCHA is trying to get an updated % using the HUD AFFH tool

10. Where do low-income whites live if you know?

- Do not have this info.
- Currently using Policy Map and the AFFH tool to create current maps

Customer Service

1. Please describe how and when you communicate with voucher holders? Income certifications? Re-certifications? Moving briefings? In person or not?

- For families coming off the HCV waitlist - briefings are conducted as a group, then residents are called in to meet with case managers
- Families porting into CCHA come directly into the office by themselves for a briefing
- Re/certifications either come into the office or packets are mailed out for elderly/disabled

2. Are individual housing specialists assigned to each voucher holder or do all PHA staff work with participants when they call?

- Caseloads are assigned by client last name
- 4 caseworkers – 1 for VASH and some of the alphabet, 3 for rest of alphabet

3. Please describe the type of outreach PHA conducts to landlords regarding the HCV program.

- Quarterly meetings are held with landlords after 5pm to accommodate working landlords
- RSVP to the invite letter sent by CCHA is required
- Information discussed at meetings includes any changes that have occurred to the HCV program
- Landlords are provided a packet with information on the HCV program, inspection requirements, etc.
- An inspector attends to explain any issues landlords might have
- Meetings are mostly for current landlords – no invitations have been sent to landlords not already in the HCV program
- No orientation has been made for new landlords

4. Is there a dedicated phone line or staff for landlord questions and concerns?

- Nellie is the main contact for landlords; Andrea Medina (supervisor) also handles some landlord questions

HUD Fair Housing and Admin Requirements

1. Please list the due dates of PHA's next Analysis of Impediments to Fair Housing or Assessment of Fair Housing (under new HUD AFFH rule), PHA Admin Plan and 5-year plan.

- PHA does not have an AI; will partner with the City on new AFH requirements due 2018
- Admin Plan is from 2000 but was updated a bit in 2012 by Nan McKay – not all parts were updated
- 1 & 5-Year plans are from 2016 – due again July 18, 2017

Voucher Holder Briefings

Scheduling

1. Please list all days of the week and times of day that voucher briefings are currently regularly scheduled. Are they voucher second movers or wait list participants?

- Lots of appointments were made for Leathers residents and RAD clients – did not get a good response despite making four appointments at CCHA main office and at properties
- CCHA has a hard time getting people to come into the office even for annual certifications

2. What is the average attendance rate for briefings or do you conduct individual briefings?

- For families coming off the waitlist – 20 participants
- All other briefings (ports) conducted by individual

Information Provided

1. Please describe, generally, the information provided to voucher holders during briefings, including information on the voucher program/process itself, landlord/tenant rights and responsibilities, housing search assistance, contact information provided, etc.

- 45-minute presentation on the HCV program, with time for questions from participants
- Information is primarily given verbally
- Handouts are a list of area employment/temp agencies and lists and maps of grade and high schools

2. If a PowerPoint presentation is used during the briefing, please submit with this assessment.

- None is used

Housing Search

1. How long are voucher holders given to lease a unit from the time of voucher issuance?

- Initially given 60 days
- Extensions granted for up to an additional 60 days for a good reason requested in writing prior to voucher expiring

2. Are extensions regularly given? If so for how long and under what circumstances?
 - If family has a good reason, yes, extensions are given
 - Used to be that clients weren't able to find units but most people are finding them now that there are more landlords on the program
 - Negative credit history does not seem to be a huge issue for residents – mostly have issues with negative rental history or criminal backgrounds
 - Extensions are also approved in case of head of household hospitalization or other family emergency
3. What information is provided to voucher holders to assist in finding a unit?
 - Lists of landlords are updated every week for residents, which are listed by apartment complex and then size of unit
 - Apartment complexes can bring flyers in to be posted on the CCHA main office community boards
 - Landlords can also list units online at CCHA's website through Social Serve
 - For Leathers moves – Dolphin's Landing apartment complex made presentations to residents with promises of waived application fees and a \$200 gift card
 - CCHA could not get other property owners to come in to meet with Leathers residents

Housing Quality Standards

1. On average, what is the length of time for an initial inspection to be completed?
 - Within 3-4 days (5 is already too long)
 - Can sometimes be done next-day if the unit is ready
2. On average, what is the length of time for a 2nd inspection to be completed?
 - Varies depending on how quickly landlords can make improvements
 - Many done within a week of initial inspection; others take weeks
 - Residents are given the option to get new moving papers if a landlord is taking too long in making improvements; most wait for unit
3. Does the PHA have an internal goal of completing inspections within a specified timeframe? If so, what is the goal?
 - As soon as possible
4. On average, how many inspections are needed for the majority of units submitted by voucher holders?
 - CCHA charges \$74 for re-inspection fee for 3rd + and subsequent inspections
 - Most units pass on first inspection; a handful require 2 and even less require 3 or more inspections
 - CCHA keeps a list of landlords that they know will go into 3+ inspections

5. Are there specific areas of the PHA service area that tend to have more units that pass on the 1st or 2nd inspection? Are there areas that tend to have less units that pass?
- The likelihood of a unit passing seems to be based more on the owner of unit/landlord than by location

Leasing

Rent Payment Standards and Calculations

1. What % range of current HUD Fair Market Rents is currently utilized by the PHA by bedroom size?
 - 110%
2. Does the PHA have an "Exception Rent" standard for higher-priced rental markets? If so, please explain.
 - No
3. Have you explored SAFMR's?
 - Nellie is looking into areas where SAFMR's would be needed, but does not believe there will be a need for them
 - Most landlords working with the CCHA now ask for rents within payment standards

Rent Reasonableness

1. How are rent amounts determined by the PHA? Is there a specific tool, website, and/or other process used by the PHA to determine fair market rent comparables?
 - Nelrod is used for comps
 - Looking to update website and hoping to switch to GoSection8

Portability

Initial PHA

1. What is the PHA's policy for porting voucher client files to a receiving PHA?
 - 30-60 days
 - Do not have many residents port out
 - If resident is close to recertification time, CCHA will do the recert and then send the file to the receiving PHA
2. On average, how long does it take for a receiving PHA to receive ported files?
 - 30-60 days
3. What/how does PHA communicate to/with the voucher holder during the port-out process?
 - They are called in for an individual briefing
4. Approximately how many vouchers does PHA port out each year?
 - About 5

5. To where are clients generally porting out?

- Houston, San Antonio, Kingsville

Receiving PHA

1. What is the PHA's policy for receiving port files?

- *No answer*

2. Is PHA capable of absorbing ported vouchers? Annual number absorbed vs number billed?

- Most ports (90%) are billed not absorbed

3. What/how does PHA communicate to/with the voucher holder during the port-in process? Is there an in person briefing?

- *No answer*

4. How long are port-in clients given to find housing once they have ported into the PHA's jurisdiction?

- *No answer*

5. Approximately how many vouchers does PHA port in each year?

- Currently 77 port-ins

6. From where are clients generally coming?

- Surrounding counties

Relocation/RAD

1. Is any relocation coming up where vouchers would be issued?

- 620 units already converted under RAD; another 1200 coming

2. Are any hard unit participants eligible for a voucher anytime soon?

- *No answer*

Family Self-Sufficiency

1. How many participants are enrolled in your FSS program, how many are working now and do they generally live near where they work?

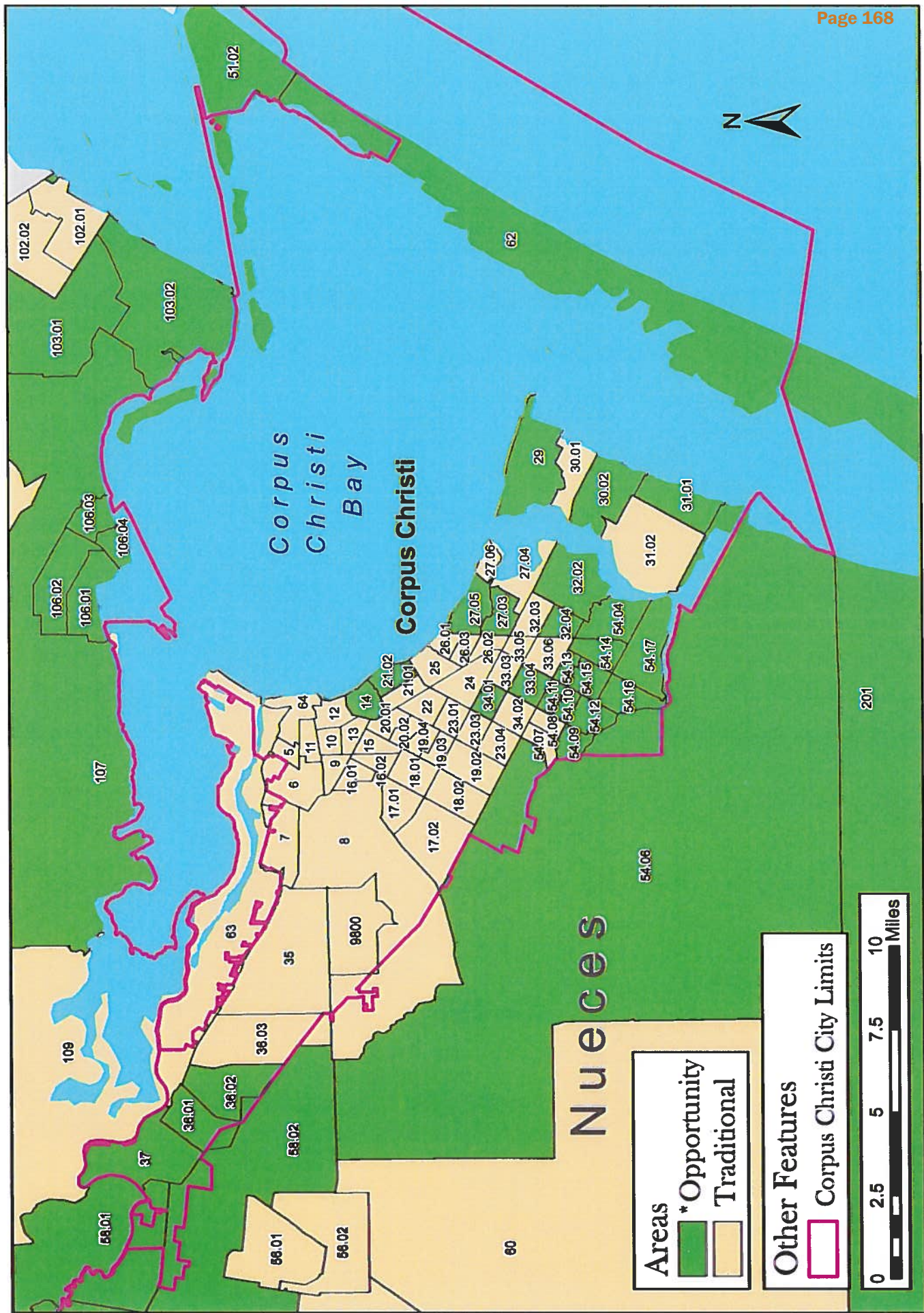
- Currently 7 residents enrolled, but not doing well in the FSS program

- Program was not getting new enrollments; CCHA is rebuilding the program now

2. Of those not working, would a move to an area with more jobs be beneficial?

- *No answer*

APP. D Corpus Christi: Opportunity Areas with Census Tract IDs



Created by Housing Choice Partners, April 2017 | www.HCP-Chicago.org

Sources: ACS (2010-2014) B03002,S1701; TIGER/Line Base map

Projection: NAD 1983 State Plane Texas South FIPS 4205

Scale: 1:256,302 Authored by Lukas Kuchinski

*Opportunity Areas are defined as census tracts that are below county averages for poverty and Hispanic population (approximately 17% poverty and 60% Hispanic population).



APPENDIX E: Data Table for Maps: Tracts Where HCV Households Live in Corpus Christi (Nueces County)*					
Tract #	# HCV holders	Poverty %**	Hispanic %**	Tract Type	Notes
5	3	42.2	52.8	Traditional	RCAP
6	22	16.7	80.5	Traditional	
7	184	25.7	76.7	Traditional	***Seabreeze Sr/disabled LIHTC
8	51	20.3	71.1	Traditional	
9	17	37.8	96.5	Traditional	
10	4	45.7	90.3	Traditional	RCAP
11	1	45.5	83.2	Traditional	RCAP
12	48	43.4	63.6	Traditional	RCAP
13	16	31.5	97.3	Traditional	
14	18	10.7	42.6	Opportunity	
15	145	43.8	89.9	Traditional	***Corban Twnhmes LIHTC, RCAP
16.01	14	20	89.4	Traditional	
16.02	8	37.6	97.2	Traditional	
17.01	43	19.9	81.6	Traditional	
17.02	5	11.7	86.3	Traditional	
18.01	22	31.2	89.5	Traditional	
18.02	10	7.1	88.8	Traditional	
19.02	47	22.4	82.3	Traditional	
19.03	13	17	87.7	Traditional	
19.04	28	32.1	91.4	Traditional	
20.01	44	29.6	85.1	Traditional	
20.02	23	15.3	88.1	Traditional	
21.01	80	25.3	64.2	Traditional	
21.02	8	7.7	35.7	Opportunity	
22	96	26	79.9	Traditional	***Windrush, Buccaneer Apts
23.01	25	15	83.9	Traditional	
23.03	15	16.5	78	Traditional	
23.04	16	15.4	75.4	Traditional	
24	27	10.9	68.3	Traditional	
25	11	20	43.8	Traditional	
26.01	0	22.3	41.9	Traditional	
26.02	7	23.6	67.9	Traditional	
26.03	7	18.7	55.3	Traditional	
27.03	18	15.6	56.1	Opportunity	
27.04	1	23.3	39.6	Traditional	
27.05	28	15.6	38.3	Opportunity	
27.06	-	0	33.5	Traditional	
29	0	4.8	23.6	Opportunity	
30.01	7	28.9	39.7	Traditional	
30.02	29	17.3	32.3	Opportunity	
31.01	2	12.5	12.9	Opportunity	
31.02	4	23	34.1	Traditional	
32.02	6	5	45.5	Opportunity	
32.03	10	17.8	59.5	Traditional	
32.04	3	7.5	50.1	Opportunity	
33.03	6	17.3	76.3	Traditional	
33.04	0	12.8	54.7	Opportunity	
33.05	45	42.1	74	Traditional	RCAP
33.06	22	18.4	61.7	Traditional	
34.01	9	14.4	60.2	Opportunity	
34.02	101	17	66.9	Traditional	***Dolphin's Landing
35	0	15.1	75.9	Traditional	
36.01	2	14.4	51.9	Opportunity	
36.02	0	15	47.5	Opportunity	
36.03	2	12.1	63.7	Traditional	

37	2	5.8	58.1	Opportunity	
51.02	0	12.7	2.6	Opportunity	
54.04	0	0.9	39.4	Opportunity	
54.06	0	9.2	46.2	Opportunity	
54.07	1	3	67.1	Traditional	
54.08	5	5.3	74.1	Traditional	
54.09	1	5.3	52.7	Opportunity	
54.10	7	10.3	61.3	Opportunity	
54.11	26	12.8	48	Opportunity	
54.12	0	2.3	45.5	Opportunity	
54.13	0	2.6	60	Opportunity	
54.14	0	7.5	49.7	Opportunity	
54.15	0	2.8	55.1	Opportunity	
54.16	0	0	35	Opportunity	
54.17	0	2.5	47.8	Opportunity	
56.01	0	21.3	91.5	Traditional	
56.02	0	37.5	95.1	Traditional	
58.01	0	4.6	27.6	Opportunity	
58.02	0	11.9	56.6	Opportunity	
59	0	15.4	82.7	Traditional	
60	0	8.3	76.3	Traditional	
61	0	12.6	73.6	Traditional	
62	1	3.1	9.9	Opportunity	
63	23	26.5	48.5	Traditional	
64	5	34.6	52.2	Traditional	
9800	-	0	71.4	Traditional	
9900	-	0	0	Traditional	

Total HCV Holders: 1424

Average: 18

160 (11%) in opportunity areas

*HCV Data is from PIC Report (11/28/2016)

**Poverty and Hispanic population data is from ACS 2010-2014 5-year estimates

*** Highest numbers of HCV households/RCAP-

RCAP--Racially Ethnically Concentrated Areas of Poverty according to HUD

Appendix F, Map: Leathers and HCV Move-In Addresses

