



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

Relocation for On-Site Property Owners

Jeff Taylor, Acquisition Manager

Dionisio Marquez, Project Manager



PORT CORPUS CHRISTI



Neighborhood Eligibility

- Property owner who is an occupant of a Hillcrest or Washington Cole's* dwelling on or prior to January 1, 2016 and reside permanently and continuously thereafter.
- On Site Owners are eligible to receive relocation assistance if they elect to participate in the voluntary acquisition program
- Tenant is lawfully present in the United States

*Excludes new Harbor Bridge red route and DH Leathers project

Relocation Assessment

The relocation process starts with a personal visit with each household.

- Household interview – personal confidential questions.
- Supporting documentation requested

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)



A Comparable Replacement Housing

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

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

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

Price Differential

- The Price differential payment is the amount that a replacement dwelling exceeds the acquisition cost of the placement of dwelling.
- Limit set by comparable
- Housing must be inspected to comply with DSS standards
- One year to move into replacement housing unit

Increased Mortgage Interest Cost

- You may be reimbursed for increased mortgage interest cost if mortgage interest rates for a new mortgage exceeds that of your present mortgage.
- Condition 180-Days prior to Jan. 1, 2016
- Limited by balance of loan and time remaining.

Reasonable Incidental Expenses For Replacement Housing

Reimbursement for incidental closing costs

- loan applications,
- recording fees and
- certain other closing costs.

This does not include:

- prepaid expenses real estate taxes and property insurance or
- cost for services normally paid by sellers or provided by title company and closing agents as part of other services

Moving Cost

If you qualify as a displaced person you are entitled to moving cost and certain related expenses incurred in moving from your current dwelling.

There are 3 options for moving:

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

Actual reasonable moving costs

You may receive payment for your actual reasonable moving and related expenses when the work is performed by a commercial mover.

Eligible moving cost are limited to a 50 mile radius and may include:

- Packing and unpacking
- Disconnect and reconnect
- Transportation limited to 50 miles
- Moving insurance
- Utility and telephone connection charges
- Temporary storage
- other related costs

Fixed Moving Cost Schedule

You may choose to be paid on the basis of a fixed moving costs schedule. This payment is based on the number of rooms in your dwelling. Receipts are not necessary.

FHWA Schedule for Texas

State	Occupant owns furniture									Occupant does not own furniture	
	Number of rooms of furniture									1 room/ no furn.	Add'l room no furn.
	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	Add'l room		
Texas	600	800	1000	1200	1400	1600	1750	1900	150	400	50

Limitations

- Fixed payment based on room count
- Bathrooms and hallways not counted
- Not eligible for reimbursement of other move related expenses

Notices

You 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 / 30 Day)

Payments

Moving Payments

- Advance Payments
- Balance once property is vacant.

Replacement Housing Payment

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

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.