



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

Relocation for Tenants

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PORT CORPUS CHRISTI



Neighborhood Eligibility

- Tenants are eligible if the property owner (landlord) is eligible and elects that 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 lawfully present in the United States
- Tenant is a lawful occupant of the real property

Relocation Assessment

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

- Household interview – personal confidential questions.
- Supporting documentation requested
 - Income
 - Inventory of household furniture and equipment
 - Certification of legal status in the USA
 - Proof of Occupancy prior to January 1, 2016
 - Current rent receipts
 - Other

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

A comparable replacement means that you're 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 state and conforms to applicable 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

Rental Assistance Supplement

The rental assistance supplement is designed to assist you when renting a decent, safe and sanitary replacement dwelling.

- Rental Assistance Supplement is designed to assist with higher rents than current rent.
- Maximum Payment is set by comparable
- Housing must be inspected to comply with DSS standards
- One year to move into replacement housing unit

Down Payment Assistance

Tenants may be eligible for down payment assistance and related incidental expenses, not to exceed the amount of the approved maximum rental assistance supplement.

- Down Payment
- Incidental expenses
- Prepaid expenses not included

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 occupied area is vacant.

Rental Assistance Payment

- Advance payment to assist in renting a replacement home, balance after vacating dwelling.
- If purchasing, the payment is issued into escrow
- Unused escrow funds must be returned to Port or applied to principal mortgage balance

To All Residential Tenants

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

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