



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

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### 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 1<sup>st</sup> 2017 if tenant meets the January 1, 2016 residency requirements, is not in a lease, and landlord has not opted into the program.

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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**

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