

Appendix D – Conceptual Stage Relocation Statement

CONCEPTUAL STAGE RELOCATION STATEMENT

**Job 090069
Northwest Arkansas National Airport Access
Benton County**

September 17, 2020

GENERAL STATEMENT OF RELOCATION PROCEDURE

Persons displaced as a direct result of acquisition for the proposed project will be eligible for relocation assistance in accordance with Public Law 91-646, the Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970, as amended (The Uniform Act). The Relocation Program provides advisory assistance and payments to minimize the adverse impact and hardship of displacement upon such persons. No lawful occupant shall be required to move without receiving a minimum of 90 days advance written notice. All displaced persons; residential, business, farm, nonprofit organization, and personal property relocatees are eligible for reimbursement for actual reasonable moving costs.

It is the Department's Policy that adequate replacement housing will be made available, built if necessary, before any person is required to move from their dwelling. All replacement housing must be fair housing and offered to all affected persons regardless of race, color, religion, sex or national origin. Construction of the project will not begin until decent, safe and sanitary replacement housing is in place and offered to all affected persons.

There are two basic types of residential relocation payments: (1) Replacement Housing payments and (2) Moving Expense payments. Replacement Housing payments are made to qualified owners and tenants. An owner may receive a payment of up to \$31,000.00 for the increased cost of a comparable replacement dwelling. The amount of this payment is determined by a study of the housing market. Owners may also be eligible for payments to compensate them for the increased interest cost for a new mortgage and the incidental expenses incurred in connection with the purchase of a replacement dwelling. A tenant may receive a rental subsidy payment of up to \$7,200.00. Tenants may elect to receive a down payment rather than a rental subsidy to enable them to purchase a replacement dwelling. Replacement Housing payments are made in addition to Moving Expense payments.

Businesses, farms, and nonprofit organizations are eligible for reestablishment payments, not to exceed \$25,000.00. Reestablishment expense payments are made in addition to moving expense payments. A business, farm, or nonprofit organization may be eligible for a fixed payment in lieu of the moving costs and reestablishment costs if relocation cannot be accomplished without a substantial loss of existing patronage. The fixed payment will be computed in accordance with the Uniform Relocation Act and cannot exceed \$40,000.00.

If the displacee is not satisfied with the amounts offered as relocation payments, they will be provided a form to assist in filing a formal appeal. A hearing will be arranged at a time and place convenient for the displacee, and the facts of the case will be promptly and carefully reviewed.

Relocation services will be provided until all persons are relocated or their relocation eligibility expires. The Relocation Office will have listings of available replacement housing and commercial

properties. Information is also maintained concerning other Federal and State Programs offering assistance to displaced persons.

PROJECT SPECIFIC DISPLACEMENTS

The purpose of the proposed project is to provide an improved connection/roadway between the Northwest Arkansas National Airport (XNA) and Highway 612 that reduces congestion, increases reliability, and improves safety.

Based on preliminary right of way plans and aerial photographs, it is estimated that the alternatives under consideration for the subject project could cause the following displacements and costs:

<u>New Location Alternative:</u>		
2	Residential Owners	\$ 80,000.00
3	Businesses	\$ 123,000.00
	Total	\$ 203,000.00

<u>Partial New Location Alternative:</u>		
7	Residential Owners	\$ 240,000.00
4	Residential Tenants	\$ 48,000.00
4	Landlord Businesses	\$ 100,000.00
1	Business	\$ 40,000.00
15	Personal Property	\$ 3,000.00
	Total	\$ 431,000.00

<u>Improve the Existing Highways Alternative:</u>		
8	Residential Owners	\$ 280,000.00
5	Residential Tenants	\$ 96,000.00
5	Landlord Businesses	\$ 100,000.00
2	Businesses	\$ 80,000.00
15	Personal Property	\$ 3,000.00
	Total	\$ 559,000.00

The general characteristics of the displacees to be relocated are listed on the Conceptual Stage Relocation Inventory forms in the back of this report.

An available housing inventory has been compiled and it indicates there are at least 188 comparable (i.e., those listed up to \$400,000) replacement dwellings available for sale and 63 comparable (i.e., those listed up to \$3,000) replacement dwellings available for rent within a reasonable proximity of the project area. At least 25 developed commercial properties are currently for sale within a reasonable proximity of the project area. However, of these 25, only one site is within the price range comparable to the property value of the displacements. At least 107 vacant land commercial properties are currently for sale within a reasonable proximity of the project area. One of these vacant land commercial sites includes 3 acres of industrial land with a listed price of \$399,000. The business relocation for Northwest Pallet Inc may also find this industrial site suitable. Additionally, one of these vacant land commercial sites includes 35 acres of agricultural land available for sale with a listed price of \$1,890,000. At least 204 commercial properties are available for lease at the time of this report. Twenty-six of these commercial properties for lease are industrial sites with monthly rental rates ranging from \$4,050 to \$54,167. Of these 26 properties, three provide buildings with square

footages similar to that of Northwest Pallet Inc and their rental rates range from \$11,250-\$21,705 per month. A breakdown of the available properties is as follows:

Residential (For Sale)	Number of Units
\$ 0 - 50,000	0
50,001 - 100,000	1
100,001 - 200,000	44
200,001 - 300,000	68
300,001 - 400,000	75
400,001 and up	109
Total	297
Residential (Monthly Rent)	
\$ 0 - 500	0
501 - 1,000	18
1,001 - 2,000	36
2,001 - 3,000	9
3,001 and up	2
Total	65
Commercial Properties (For Sale)	
\$ 0 - 200,000	0
200,001 - 400,000	1
400,001 - 600,000	0
600,001 - 800,000	0
801,000 and up	24
Total	25
Commercial Land (For Sale)	
\$ 0 - 200,000	4
200,001 - 400,000	21
400,001 - 600,000	14
600,001 - 800,000	6
801,000 and up	62
Total	107
Commercial Properties (For Lease)	
\$ 0 - 1,000	6
1,001 - 2,000	16
2,001 - 3,000	26
3,001 - 5,000	46
5,001 and up	110
Total	204

This is a new location roadway project in Arkadelphia, AR. The dwellings and number of dwellings are comparable and adequate to provide replacement housing for the families displaced on the project. The housing market should not be detrimentally affected and there should be no problems with insufficient housing at this time. In the event housing cannot be found or can be found but not within the displacees' economic means at the time of displacement, Section 206 of Public Law 91-646 (Housing of Last Resort) will be utilized to its fullest and practical extent.

The replacement property inventory was compiled from data obtained from real estate companies and web sites for the subject area. The dwellings contained in the inventory have been determined to be comparable and decent, safe, and sanitary. The locations of the comparable dwellings are not less desirable in regard to public utilities and public and commercial facilities, are reasonably accessible to the displacees' places of employment, adequate to accommodate the displacees, and in neighborhoods which are not subject to unreasonable adverse environmental factors. It has also been determined that the available housing is within the financial means of the displacees and is fair housing open to all persons regardless of race, color, sex, religion or national origin consistent with the requirements of 49 CFR, Subpart A, Section 24.2 and Title VIII of the Civil Rights Act of 1968.

A commercial property inventory indicates there are at least 25 developed properties for sale, 204 developed properties for lease, and 107 vacant lots available in the subject area at this time. The businesses displaced on the project may not be able to relocate in the immediate area of their displacement resulting in termination of the operation. However, in order to assist the displaced businesses and nonprofit organizations in relocating, the State will explore all possible sources of funding or other resources that may be available to businesses and nonprofit organizations. Sources that will be considered include: State and Local entities, the Department of Housing and Urban Development, the Economic Development Administration, the Small Business Administration, and other Federal Agencies. Emphasis will be given in providing relocation advisory services to the businesses and nonprofit organizations. Appropriate measures will be taken to ensure that each entity displaced is fully aware of their benefits, entitlements, courses of action that are open to it, and any special provisions designed to encourage businesses and nonprofit organizations to relocate within the same community.

All displacees will be offered relocation assistance under provisions in the applicable FHWA regulations. At the time of displacement another inventory of available housing in the subject area will be obtained and an analysis of the market made to ensure that there are dwellings adequate to meet the needs of all displacees. Also, special relocation advisory services and assistance will be administered commensurate with displacees' needs, when necessary. Examples of these include, but are not limited to, Housing of Last Resort as previously mentioned and consultation with local officials, social and federal agencies, and community groups.

There are no other identified unusual conditions involved with this project.

CONCEPTUAL STAGE RELOCATION INVENTORYJob No.: 090069Job Name: Northwest Arkansas National Airport AccessDate of Inventory: September 17, 2020

Relo. #	Relocation Type ¹	Business or Owner Name	Street Name	Square Feet	Value Estimate ²	Rental Estimate ³	# of Employees	Occ. Length ⁴
New Location Alternative								
1	BUS + R/O	Wildcat Creek Farms, LLC	10614 Wager Rd.	2,788	\$179,750		Unk	Unk
2	R/O	Home (Trimble)	13628 Trails End Ranch Rd.	1,216	\$37,400			
3*	BUS	Marchant Hills Arena	4083 Robbins Rd.	37,500	\$470,250		3	23
4*	BUS	Northwest Pallet Inc	10450 Marchant Rd.	32,700	\$723,550		24	47
Partial New Location Alternative								
1	LLBUS + R/T	Home (Miller)	11187 W. Hwy. 264	1,800	\$78,000	\$850		
2	R/O	Home (Hunt)	12219 Colonel Myers Rd.	1,446	\$118,750			
3	LLBUS + R/T	Home (McGarrah)	12204 Colonel Myers Rd.	768	\$131,300	\$600		
4	R/O	Home (Lastovica Living Trust)	12036 Mill Dam Rd.	1,608	\$70,350			
5	R/O	Home (Cook)	12122 Mill Dam Rd.	1,183	\$135,800			
6	LLBUS + R/T	Home (Nelson)	12677 Colonel Myers Rd.	1,064	\$18,400	\$900		
7	R/O	Home (Holt)	12822 Colonel Myers Rd.	1,640	\$91,250			
8	LLBUS + R/T	Home (Curry)	12991 Kelly Rd.	1,152	\$185,550	\$1,200		
9	R/O	Home (Yanez)	12973 Kelly Rd.	1,568	\$71,900			
10	BUS + PP	Ridgeview Group Home	12958 Hwy. 112	4,060	\$398,150		15	15
11	R/O	Home (Holt)	8984 Crest Lane	2,886	\$361,650			
12	R/O	Envirotekonline LLC (part time business potentially operated in home)	8985 Crest Lane	2,776	\$316,200			
Improve Existing Highways Alternative								
1	LLBUS + R/T	Home (Miller)	11187 W. Hwy. 264	1,800	\$78,000	\$850		

Relo. #	Relocation Type ¹	Business or Owner Name	Street Name	Square Feet	Value Estimate ²	Rental Estimate ³	# of Employees	Occ. Length ⁴
2	R/O	Home (Hunt)	12219 Colonel Myers Rd.	1,446	\$118,750			
3	R/O	Home (Samuelson)	10410 W Hwy. 264	1,488	\$80,250			
4	R/O	Home (Vite)	9821 W Hwy. 264	1,456	\$37,450			
5	R/O	Home (Hamilton Revocable Trust)	271 Healing Springs Rd.	1,376	\$65,850			
6-10	LLBUS + R/T	Hash Properties LLC with 5 dwelling units	202 Sand Bar Lane A-E	1,276 - 1,950	\$113,000 - \$153,250	\$1,250		
11	R/O	Home (Buttry)	257 Healing Springs Rd.	1,898	\$154,100			
12	LLBUS + R/T	Town & Country Fine Living LLC	534 S Main Street	900	\$55,050	\$800		
13	R/O	Home (Fite)	101 Pebble Beach Drive	2,220	\$232,300			
14	LLBUS + R/T	Home (Hash)	1359 Duffers Ct	2,537	\$469,100	\$2,700		
15	LLBUS + R/T	Home (Fourie)	1363 Duffers CT	3,461	\$494,200	\$2,800		
16	BUS	Creeks Golf Course LLC	12881 Hwy. 112	768	\$65,900		Unk	10
17	BUS + PP	Ridgeview Group Home	12958 Hwy. 112	4,060	\$398,150		15	15
18	R/O	Home (Holt)	8984 Crest Lane	2,886	\$361,650			
19	R/O	Envirotekonline LLC (part time business potentially operated in home)	8985 Crest Lane	2,776	\$316,200			

¹ Relo. Type:

R/O Residential Owner
R/T Residential Tenant
LL BUS Landlord Business
BUS Business
PP Personal Property

² Based the total appraised value of land and improvements as identified through use of the Benton County Assessor's website at <https://bentoncountyar.gov/assessor/>

³ Monthly rental cost based on estimates from websites such as Zillow or Trulia, or from comparable properties

⁴ Occupancy in years

*Relocation costs associated with these two businesses may be covered by the Highway 412 - XNA Connector (Springdale Bypass) (Western Leg) (ROW) project, which is programed in the 2019-2022 Transportation Improvement Program (TIP).

New Location Alternative

Relocation Type	Number	Property Values or Residential Rental Rates	Employees Affected (Range)
Residential Owners	2	\$37,400.00 - \$179,750.00	N/A
Residential Tenants	0	N/A	N/A
Landlord Businesses	0	N/A	N/A
Businesses	3	\$179,750.00 - \$723,550.00	3 - 24
Totals	4	N/A	3 - 24

Partial New Location Alternative

Relocation Type	Number	Property Values or Residential Rental Rates	Employees Affected (Range)
Residential Owners	7	\$70,350.00 - \$361,650.00	N/A
Residential Tenants	4	\$600.00 - \$1,200.00	N/A
Landlord Businesses	4	\$18,400.00 - \$185,550.00	N/A
Businesses	1	\$398,150.00	15
Totals	12	N/A	15

Improve Existing Highways Alternative

Relocation Type	Number	Property Values or Residential Rental Rates	Employees Affected (Range)
Residential Owners	8	\$37,450.00 - \$361,650.00	N/A
Residential Tenants	5	\$800.00 - \$2,800.00	N/A
Landlord Businesses	5	\$55,050.00 - \$494,200.00	N/A
Businesses	2	\$65,900.00 - \$398,150.00	0 - 15
Totals	19	N/A	0 - 15