



**WEST DOWLING ROAD
OLD SEWARD HIGHWAY TO C STREET
NEIGHBORHOOD MEETING**

April 28, 2009

NOTES

Steve Noble (DOWL HKM) gave a brief overview of the project and the project schedule. Michelle Colby (DOWL HKM) then took over and provided information regarding right-of-way (ROW) acquisition. There are currently 46 parcels that will be affected by ROW acquisition and another 9 properties that will require temporary construction easements (TCE). A minimum of 40 families will be relocated and at least 4 commercial relocations are necessary. She stated that federal law provides for a fair market value appraisal and acquisition process for the property owner. Although this project is State funded, the State follows the federal process.

Michelle stated that the appraisers will be contacting the property owners soon to walk through the property and discuss the appraisal process with them. She noted that this is a very important step in which owners can address special items in or on the property that can be included or excluded from the appraisal, such as stoves, washers, dryers, any other appliances, etc. Built-in items, such as lights, usually must stay in the property.

Michelle opened the meeting up to questions and comments. All staff responses are in italics.

What is the integrity of the existing bridge on Dowling Road?

Steve stated that the current bridge was installed during the 1970s as a temporary bridge and was not intended to be a long-term solution. Its condition is poor and it has experience long-term differential settlement.

What if an appraisal price is lower than what is owed on the property?

Michelle stated that this could potentially happen. The appraisers will appraise property based on the sales prices of the similar properties in the area. Should the appraised value turn out to be lower than what is owed, it will be brought to the attention of DOT&PF and handled on a case-by-case basis.

What does the offer package consist of and when should we expect to move?

Michelle stated that the offer package includes a copy of the appraisal, the letter of offer, and all other documents needed to close the transaction. All appraisals will go through a review process for quality control. Appraisals for full acquisitions (Phase A) are expected to be finalized by mid- to late-June. Partial acquisition (Phase B) appraisals will be conducted further along in the design

process. Michelle stated that the goal is to ensure that owners affected by full acquisitions are in replacement properties by December.

How does the relocation process work?

Each property owner will work with a specific agent. This agent will guide you through the process. The goal of each owner's agent is to listen to the property owner and find possible housing units they can occupy that are as similar as possible to the units they are vacating.

The relocation program will reimburse for certain closing costs, moving expenses and increased interest rates. The goal is to "leave you as we found you" – or in a similar situation.

Can you relocate to a replacement home that is a foreclosure?

As long as the property meets the standards of being a decent, safe and sanitary dwelling. It must meet federal guidelines and the state must inspect it.

Michelle cautioned everyone about keeping up with obligations such as rent, mortgages and utility payments. If these are not paid, and they get evicted, DOT&PF will not be obligated to pay for any relocation.

Is there a contingency for the credit market we are currently in?

There might be, but it depends on each person's unique situation. Each agent will be advising the property owners through the process. If people need more down payment than they have in equity, then we will approach DOT&PF for a solution on a case by case basis.

For people renting, what type of time frame are we looking at?

We will be talking to the owners first. Renters will have 90 days to relocate from the time of closing with the property owner.

What if you have made arrangements to move before the 90 days begins?

The notice of intent to acquire sets the date and time eligible for renters. If you will be moving before this, you will need to contact your agent to speak with them so an interview can be done.

How does the relocation package differ if you are moving from an apartment to a house?

The State's responsibility is to put you in something similar to where you are now. You can move to a larger, better house, but the difference in price between the comparable housing, and the larger house would be the owner's responsibility.