

APPENDIX E - CONCEPTUAL STAGE RELOCATION STATEMENT

Conceptual Stage Relocation Statement

for the



**City of Bentonville
Bentonville, Arkansas**

Project Number 47438

2011

Conceptual Stage Relocation Statement

prepared for

City of Bentonville

Bentonville, Arkansas

January 2011

Project No. 47438

prepared by

Burns & McDonnell Engineering Company, Inc.

Kansas City, Missouri



Conceptual Stage Relocation Statement

AHTD Job No. 090218

8th Street Improvements and New Interchange

Bentonville, AR

General Statement of Relocation Procedure

Residents in the proposed right of way for the project will be eligible for relocation assistance in accordance with Public Law 91-646, Uniform Relocation Assistance Act of 1970. The Relocation Program provides advisory assistance and payments to help offset expenses incurred by those who are displaced. It is AHTD's policy that adequate replacement housing will be made available, built if necessary, before any person is required to move from his dwelling. All replacement housing will 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. No lawful occupant shall be required to move without receiving 90 days advance written notice.

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 \$22,500.00 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 \$5,250.00. 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.

All displaced persons, businesses, farms, and nonprofit organizations are eligible for reimbursement for actual reasonable moving costs. Businesses, farms, and nonprofit organizations are also eligible for reestablishment payments, not to exceed \$10,000.00. 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 Code of Federal Regulations and cannot exceed \$20,000.00.

Conceptual Stage Relocation Statement

In cooperation with the Federal Highway Administration (FHWA) and the Arkansas State Highway and Transportation Department (AHTD), the City of Bentonville is proposing improvements to 8th Street and construction of a new Highway 71 interchange in Benton County, Arkansas. The City of Bentonville proposes to reconstruct 8th Street and to extend the street to a new interchange on Highway 71. The new interchange would be located between the existing Highway 102 and Highway 72 interchanges.

The units contained in the housing inventory are within approximately 7 miles of the project area, in the Bentonville, Rogers, and Springdale area. The housing units are comparable and adequate to provide replacement housing for the families displaced on each alternate. 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 housing inventory was compiled in June 2008 from data obtained from internet real estate listings, apartment listings, and local newspapers for the subject area. The housing units 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, reasonably accessible to the displacees' places of employment, adequate to accommodate the displacees, and in a neighborhood which is 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 and consistent with the requirements of Title VIII of the Civil Rights Act of 1968.

It is estimated that there will be ten low-income displacees. Special attention will be given to these displacees to ensure that replacement housing can be obtained within their economic means. It is also estimated that there will be six minority residential displacees, four elderly residential displacees, and two residential displacees with disabilities. All displacees will be offered relocation assistance under provisions in the applicable FHWA regulations. At the time of displacement, another inventory of available dwelling units in the 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 the 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.

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.

The 8th Street improvements would result in an estimated 24 residential relocations and would result in the following costs:

Rental Subsidy	\$21,000
Moving Subsidy	\$98,400
Incidental Expenses	\$94,500
Replacement Housing Payment	\$172,500
<u>Relocation Specialist</u>	<u>\$50,000</u>
Total Relocation Cost	\$436,400

None of the proposed interchange alternatives on the subject project would cause displacements.

The general characteristics of the displacees to be relocated are listed on the Conceptual Stage Inventory Record forms in the back of this report. The general characteristics have been determined based on site visit observations, Benton County parcel data, and census block level demographic data from the 2000 U.S. Census.

An available housing inventory has been compiled and it indicates there are at least forty-one dwellings available for sale and thirty dwellings available for rent at this time. A breakdown of the properties is as follows:

<u>Price Range (For Sale)</u>	<u>Number of Units</u>
\$59,900 - \$69,900	8
\$70,000 - \$79,900	5
\$80,000 - \$89,900	5
\$90,000 - \$99,900	<u>23</u>
Total	41

<u>Monthly Rent (Not Including Utilities)</u>	<u>Number of Units</u>
\$350 - \$549	8
\$550 - \$749	8
\$750 - \$949	7
\$950 - \$1,200	<u>7</u>
Total	30

Attachments:

Conceptual Stage Inventory Record

Available Replacement Housing Inventory

Cost Estimates

CONCEPTUAL STAGE INVENTORY RECORD

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

CONCEPTUAL STAGE INVENTORY RECORD (UPDATED SEPTEMBER 2010)
JOB NO. 090218

8th Street Improvements and New Interchange
Bentonville, Arkansas

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status/ Est. # Employees	Vacant Structures	# in Family	Age of Relocatee
SF-OWN	SE 8TH ST, B/T MAIN & E	middle	20-30 yrs.	White	--	--	1	50's or older
SF-RENT	SE 8TH ST, B/T MAIN & E	moderate	<10 yrs.	White	--	--	4	30's - 40's
SF-RENT	SE 8TH ST, B/T MAIN & E	moderate	<10 yrs.	White	--	--	2	20's - 50's
SF-RENT	SE 8TH ST, B/T MAIN & E	moderate	<10 yrs.	White	--	--	2	20's - 50's
APT	SE 8TH ST, B/T MAIN & E	--	--	--	--	Vacant	--	--
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	Black	--	--	2	20's - 50's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	Black	--	--	4	30's - 40's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	Black	--	--	4	20's - 30's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	Black	--	--	4	30's - 40's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	White	--	--	2	20's - 50's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	White	--	--	2	20's - 50's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	White	--	--	2	20's - 50's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	<10 yrs.	White	--	--	4	30's - 40's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	10-20 yrs.	White	--	--	4	30's - 40's
APT-RENT	SE 8TH ST, B/T MAIN & E	low	10-20 yrs.	White	--	--	2	20's - 50's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	20-30 yrs.	White	--	--	2	60's - 70's
SF-RENT	SE 8TH ST, B/T P & MOBERLY	moderate	<10 yrs.	White	--	--	1	60's - 70's
SF-RENT	SE 8TH ST, B/T P & MOBERLY	moderate	<10 yrs.	White	--	--	3	20's - 50's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	20-30 yrs.	White	--	--	2	60's or older
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	10-20 yrs.	White	--	--	4	40's - 50's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	20-30 yrs.	White	--	--	2	40's - 50's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	<10 yrs.	Hispanic	--	--	4	30's - 40's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	10-20 yrs.	Hispanic	--	--	4	40's - 50's
SF-RENT	SE 8TH ST, B/T P & MOBERLY	moderate	<10 yrs.	White	--	--	4	30's - 40's
SF-OWN	SE 8TH ST, B/T P & MOBERLY	moderate	10-20 yrs.	White	--	--	1	40's - 50's

AVAILABLE REPLACEMENT HOUSING INVENTORY

COMPARABLE HOMES FOR SALE (JUNE 2008)**Listings found****Total Price****Average Price****Median Price****Price Range**

41

\$3,529,750

\$86,091.46

\$92,000

\$59,900 - \$99,400

As of 6/30/08

Asking Price	Address	Approx SF	BR	BA	Yr Built	Price PSF
\$59,900	107 N 11th St. Rogers	896	2	1	1959	\$66.85
\$64,900	400 SE Henry, Bentonville	956	3	1	1950s	\$67.89
\$64,900	710 NW B St, Bentonville	966	2	1	1946	\$67.18
\$64,900	710 B Street, Bentonville	966	2	1	1946	\$67.18
\$65,000	708 N 12th Pl, Rogers	1300	3	1	1980	\$50.00
\$65,000	911 Main Street, Bentonville	1160	2	1	1950s	\$56.03
\$68,000	1900 SE 8th St. Bentonville	1100	2	1	1990	\$61.82
\$68,900	262 Township Dr, Centerton	1096	2	1	1991	\$62.86
\$70,000	738 N 12th St. Rogers	1000	2	1	1980	\$70.00
\$74,500	2301 9th Street, Bentonville	1540	4	3	1987	\$48.38
\$74,600	503 NW Hook St. Bentonville	1068	2	1	1988	\$69.85
\$74,600	503 D Street, Bentonville	1122	2	1	1988	\$66.49
\$79,000	910 Central Ave. Bentonville	884	2	1	1960s	\$89.37
\$85,000	205 8th Street, Bentonville	1032	2	1	1965	\$82.36
\$85,000	304 Glover St., Bentonville	1000	2	1	1960s	\$85.00
\$89,900	194 E 1st St, Centerton	1568	3	2	1985	\$57.33
\$89,900	208 3rd Street, Bentonville	1048	3	1	1956	\$85.78
\$89,900	602 8th Street, Bentonville	1220	3	1	1950s	\$73.69
\$90,000	905 N Main St. Bentonville	1024	3	1	1980s	\$87.89
\$92,000	503 Hook St. Bentonville	831	2	1	1940	\$110.71
\$92,000	12 Cheryl Cir. Bentonville	1200	3	2	1998	\$76.67
\$93,500	1102 Royal Dr. Bentonville	1247	3	2	1987	\$74.98
\$94,400	1313 W Sunset Dr. Rogers	1021	3	1.5	1973	\$92.46
\$94,900	1403 W Sunset Dr. Rogers	986	3	1.5	1977	\$96.25
\$94,900	1002 SE 4th St. Bentonville	1151	3	1	1977	\$82.45
\$94,900	639 Bliss Cir. Centerton	1149	3	2	New	\$82.59
\$94,900	807 NW B St. Bentonville	1100	3	1	1950s	\$86.27
\$94,900	408 C Street, Bentonville	1040	2	2	1979	\$91.25
\$95,000	309 SW 2nd St. Bentonville	1352	3	1.5	1948	\$70.27
\$95,000	602 SE 10th St. Bentonville	1200	3	1.5	1980s	\$79.17

\$95,000	309 Razorback Dr. Bentonville	1863	3	2	1973	\$50.99
\$95,500	1707 Signature Dr. Bentonville	1016	2	2	1993	\$94.00
\$96,000	510 S 12th St, Rogers	1049	3	1	1969	\$91.52
\$96,500	16 Brookhollow Place Bentonville	897	2	2	1992	\$107.58
\$96,500	707 NW B St. Bentonville	1041	2	1	1950s	\$92.70
\$97,000	906 Tater Black Memorial Rd. Bentonville	1070	3	2	1993	\$90.65
\$97,650	6 Katie Ct. Bentonville	1232	3	1	1993	\$79.26
\$98,500	305 NW 4th St. Bentonville	1268	2	1	1940s	\$77.68
\$98,500	14137 Mariano Dr. Bentonville	1820	3	2	1990	\$54.12
\$98,900	1305 Royal Dr. Bentonville	1287	3	2	1980	\$76.85
\$99,400	508 8th St. Bentonville	1338	3	1	1950s	\$74.29

APARTMENT COMPLEXES (JUNE 2008)

The Glen at Polo Park, 6601 SW Mallet Rd. 866-726-9706

1BR/1BA	730sf	\$569 - \$675
1BR/1BA	776sf	\$597 - \$720
1BR/1BA	821sf	\$640 - \$775
1BR/1BA	1030sf	\$750 - \$900
2BR/2BA	1069sf	\$785 - \$924
2BR/2BA	1117sf	\$805 - \$1000
3BR/2BA	1370sf	\$1,000

Touchstone Village, 501 SW 20th St. 866-559-4246

1BR/1BA		\$385
2BR/1BA		\$460
2BR/2BA		\$510

Waterside Apartments, 300 NE Moberly Ln. 888-212-6149

1BR/1BA	550sf	\$485 - \$505
2BR/2BA	820sf	\$565 - \$590

Bentonville Commons, 1000 SE Falcon Ln. 866-930-8319

1BR/1BA	750 sf	\$465
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2BR/1BA	900sf	\$565
3BR/2BA	1,100sf	\$600

Keystone Crossing, 1299 Electric Ave. Springdale 866-472-3813

1BR/1BA	540sf	\$365
1BR/1BA	667sf	\$359
2BR/2BA	923sf	\$519

The Parc, 513 Dodson Rd. Rogers AR

1BR/1BA	734-976sf	\$600 - \$770
2BR/2BA	1181-1306sf	\$860 - \$970
3BR/2BA	1322sf	\$955 - \$985

Ranch at Pinnacle Point, 5900 Stoney Brook Rd., Rogers 866-849-2827

1BR/1BA		\$615 - \$725
2BR/1BA		\$799 - \$825
2BR/2BA		\$899 - \$1025
3BR/2BA		\$1079 - \$1195

HOMES FOR RENT (JUNE 2008)

\$750/mo 3BR/1.5BA - 101 NE I Street, Bentonville
479-544-5691

\$950/mo 3BR/2BA - 2306 SW 15th, Bentonville
479-586-5165

\$825/mo 3BR/2BA - 703 Castelwood, Bentonville
479-283-3157

\$600/mo 2BR/1BA - 808 NW B Street, Bentonville
870-723-4865

\$975/mo 3BR/2BA - 3100 Featherston, Bentonville
479-957-6483

COST ESTIMATES



MEMO

Date: January 5, 2011
 To: Jennifer Bell, Assistant Environmental Scientist
 From: Jennifer Berry, Right of Way Specialist
 Subject: City of Bentonville, AR
 Conceptual Stage Right of Way and Relocation Cost Estimates

Per your request, the cost estimates for the conceptual as well as alternative alignment on this project have been revised to reflect data changes and are summarized below:

8th Street Relocations						
	Conceptual	Avoidance				
Total Take Properties	Design Sq Ft	Alt. Sq Ft	Cost/sf	Total Cost CD	Total Cost AA	
Commercial*	64,050	110,346	\$5.34	\$342,027.00	\$4,788,000.00	
Residential	194,380	237,740	\$8.26	\$1,605,578.80	\$1,963,732.40	
Additional ROW						
Commercial	157,713	142,324	\$5.34	\$842,187.42	\$760,010.16	
Residential	19,790	23,943	\$8.26	\$163,465.40	\$197,769.18	
Utility & Temp. Const. Easements						
Commercial Utility Easement	188,520	154,249	\$2.65	\$499,578.00	\$408,759.85	
Residential Utility Easement	89,615	72,587	\$4.13	\$370,109.95	\$299,784.31	
Commercial TCE	143,840	143,840	\$2.67	\$384,052.80	\$384,052.80	
Residential TCE	62,608	62,608	\$4.13	\$258,571.04	\$258,571.04	
Subsidies and Misc. Costs						
Rental Subsidy				\$21,000.00	\$52,500.00	
Moving Subsidy				\$98,400.00	\$125,000.00	
Incidental Expenses				\$94,500.00	\$131,250.00	
Replacement Housing Payment				\$172,500.00	\$237,000.00	
Relocation Specialist				\$50,000.00	\$50,000.00	
Utility Relocations						
Water & Sewer (Reimbursable)				\$3,500,000.00	\$3,500,000.00	
Other Utilities (Reimbursable)				\$310,000.00	\$310,000.00	
Other Utilities (Non-Reimbursable)				\$825,000.00	\$825,000.00	
TOTAL ROW and RELOCATION COSTS				\$9,536,970.41	\$14,291,429.74	

*Total Cost AA includes \$4,198,753 for two commercial buildings and gas station

Assumptions – 8th Street:

- We have included the cost of a Right of Way Relocation Specialist, who will provide the following services:
 - Mail letters to displacees and follow up with phone calls to discuss payments, services, protections, and eligibility for relocation assistance.
 - Interview displaced persons to discover housing requirements, special needs, etc.
 - Work with displaced persons including referrals to replacement housing and business locations.
 - Provide counseling, technical aid, and appropriate referrals to social service agencies.
 - Inspect replacement housing before move.
 - Assist in preparing and filing claims.
 - Maintain records to demonstrate compliance with law and regulations.
- The cost of the relocation specialist is based on an estimate of approximately \$2,000 per case for a local specialist. Costs will increase for an out of town specialist.
- Cost of easement acquisition per square foot is primarily based on Benton County Appraisal data with some consideration of current sales in the area via Zillow.com property sales data; assuming an offer of 100% of fee value. County appraisal data is current as of 1/1/08; they do a reappraisal every other year.
- Temporary easement cost is valued at 50% of ROW and utility easement costs.
- The July 23, 2008 Federal Register was used for calculating moving and other relocation-related expenses for this study.
- For the purpose of this study, the maximum Federal payment for rental subsidy of \$5,250 was used for all displaced tenants.
- Reimbursement for moving a resident was based on the Federal Relocation Assistance Program's fixed payment for the particular sized household (number of rooms with furniture) in Arkansas.
- Reimbursement for moving a business was based on the Federal Relocation Assistance Program's fixed maximum payment of \$20,000.
- Moving reimbursement is limited to a 50-mile radius and includes expenses such as:
 - Packing and unpacking personal property
 - Disconnecting and reconnecting household appliances
 - Temporary storage of personal property
 - Insurance for property in transit
 - Transfer of telephone service and other utilities
- The maximum allowable Federal price differential payment for replacement housing is \$22,500. Because the housing inventory study conducted in July of 2008 shows that the local housing inventory can accommodate most, if not all, residential displaced persons, we used an average of \$7,000 for all cases, except in the case of the commercial properties, where we used the maximum \$22,500.

- Reimbursement for incidental expenses was based on the Federal Relocation Assistance Program’s maximum payment of \$5,250. Incidental expenses include down payments or deposits for replacement housing and related utilities.
- Reimbursement for moving costs and replacement housing payment are not considered income for the purpose of the Internal Revenue Code of 1954, or resources for the purpose of determining the extent of eligibility of a displace for assistance under the Social Security Act, local “Section 8” Housing programs, or other Federal assistance programs.

Utility Relocation cost estimates include “Non-Reimbursable” costs, which will not be a cost to the City.

Highway 71 Interchange

New ROW Acres	New Perm. Easement Acres	Relocations	Estimated Cost/sf	+ Utility Relocation Cost	Total cost
11.20	1.39	0	\$5.34	\$400,000	\$3,328,564.94

Assumptions – Highway 71 Interchange:

- The limits of this information extend from Moberly on the West across U.S.71 to Water Tower Road on the East.
- All new right of way easements should be considered “commercial.”
- Cost per square foot for new ROW and Permanent Easements was based on Benton County Appraisal data and Zillow.com real estate data; assuming an offer of 100% of fee value.
- Right of Way along U.S. 71 and the ramps were set to encompass all new construction.
- The extensive use of retaining walls are expected in conjunction with the ROW impacts stated in the table.
- Utility Relocation costs are all reimbursable costs.