

RELOCATION REPORT



SUMMARY

The following pages are the individual relocation reports of the project. Below is a summary table of the estimated displacees as presented in the DEIS.

Estimated Relocations*

	6-Lane Widening Alternative		8-Lane Widening Alternative		Hybrid 6/8-Lane Widening Alternative	
	Relocatees	Minorities	Relocatees	Minorities	Relocatees	Minorities
I-4400/I-4700						
Residential	2	0	13	2	8	2
Business	0	0	1	0	0	0
US 25 Interchange						
Residential	10	4	10	4	10	4
Business	1	0	1	0	1	0
TOTAL						
Residential	12	4	23	6	18	6
Business	1	0	2	0	1	0

*No farms or non-profits are anticipated to be displaced as part of this project.

EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate 1 of 3 Alternate
T.I.P. No.:	I-4400/I-4700	6 LANE TO 8 LANE HYBRID ALTERNATE		
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County			

ESTIMATED DISPLACED					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	2	6	8	2	0	2	5	0	1			
Businesses	0	0	0	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
ANSWER ALL QUESTIONS					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	Explain all "YES" answers.										

	X		1. Will special relocation services be necessary?
	X		2. Will schools or churches be affected by displacement?
X			3. Will business services still be available after project?
	X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X		5. Will relocation cause a housing shortage?
			6. Source for available housing (list).
	X		7. Will additional housing programs be needed?
X			8. Should Last Resort Housing be considered?
	X		9. Are there large, disabled, elderly, etc. families?
	X		10. Will public housing be needed for project?
X			11. Is public housing available?
X			12. Is it felt there will be adequate DSS housing available during relocation period?
	X		13. Will there be a problem of housing within financial means?
N/A			14. Are suitable business sites available (list source).
			15. Number months estimated to complete RELOCATION? 3-6 Months

REMARKS (Respond by number)			
3. Although no businesses are being displaced by this alternate, there are numerous small, large and industrial businesses around this alternate. All will be available after project.			
6. See attachment			
8. Last resort housing may be required for some owners as well as tenants depending on available housing at time of relocation.			
11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.			
12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.			
14. No businesses are being displaced on this alternate.			

 _____ Right of Way Agent	12/17/2014 Revised 5/22/15 _____ Date	 _____ Relocation Coordinator	5/22/15 _____ Date
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EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate 2 of 3 Alternate
T.I.P. No.:	I-4400/I-4700		6 LANE ALTERNATE	
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County			

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	1	1	2	0	0	0	1	0	1			
Businesses	1	0	1	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
ANSWER ALL QUESTIONS					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	Explain all "YES" answers.										

	X	1.	Will special relocation services be necessary?
	X	2.	Will schools or churches be affected by displacement?
X		3.	Will business services still be available after project?
X		4.	Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5.	Will relocation cause a housing shortage?
		6.	Source for available housing (list).
	X	7.	Will additional housing programs be needed?
X		8.	Should Last Resort Housing be considered?
	X	9.	Are there large, disabled, elderly, etc. families?
	X	10.	Will public housing be needed for project?
X		11.	Is public housing available?
X		12.	Is it felt there will be adequate DSS housing available during relocation period?
	X	13.	Will there be a problem of housing within financial means?
X		14.	Are suitable business sites available (list source).
		15.	Number months estimated to complete RELOCATION? 6-9 Months

REMARKS (Respond by number)			
3. Impacted business is a new Marriott Courtyard motel currently being constructed. The area has numerous motels to provide these services. There are numerous other small, large and industrial businesses around this alternate. All will be available after project.			
4. (Plan Sheet 13) 11,000+ SF stone & concrete motel building. This building is new construction but will eventually employ approx. 20-40 people with minorities being approximately 10-15 individuals. Rockwood Hospitality (Marriott Courtyard) 356 Rockwood Rd, Arden, NC 28704			
6. See attachment			
8. Last resort housing may be required for these displacees depending on available housing at time of relocation.			
11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.			
12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.			
14. See attachment			

<p style="text-align: center;">12/17/2014</p> <p style="text-align: center;">Date Corrected 4/27/15</p>		<p style="text-align: center;">4/29/15</p> <p style="text-align: center;">Relocation Coordinator Date</p>
Janice G. Rogers Right of Way Agent		Date

EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate	3	of	3	Alternate
T.I.P. No.:	I-4400/I-4700		8 LANE ALTERNATE					
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County							

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	6	7	13	2	0	2	5	3	3			
Businesses	1	0	1	0	VALUE OF DWELLING DSS DWELLING AVAILABLE							
Farms	0	0	0	0	Owners		Tenants		For Sale For Rent			
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
ANSWER ALL QUESTIONS					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	Explain all "YES" answers.										
	X	1. Will special relocation services be necessary?										
	X	2. Will schools or churches be affected by displacement?										
X		3. Will business services still be available after project?										
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.										
	X	5. Will relocation cause a housing shortage?										
		6. Source for available housing (list).										
	X	7. Will additional housing programs be needed?										
X		8. Should Last Resort Housing be considered?										
	X	9. Are there large, disabled, elderly, etc. families?										
	X	10. Will public housing be needed for project?										
X		11. Is public housing available?										
X		12. Is it felt there will be adequate DSS housing available during relocation period?										
	X	13. Will there be a problem of housing within financial means?										
X		14. Are suitable business sites available (list source).										
		15. Number months estimated to complete RELOCATION? 6-9 Months										

REMARKS (Respond by number)

3. Impacted business is a small pet grooming shop. The area has numerous pet grooming shops to provide these services. There are numerous other small, large and industrial businesses around this alternate. All will be available after project.

4. (Plan Sheet 4) 600 SF frame bldg., 3 employees, 0 minorities. Shylo Pet Groomers, 701 Dana Road, Hendersonville, NC 28792

6. See attachment

8. Last resort housing may be required for some owners and tenants depending on available housing at time of relocation.

11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.

12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.

14. See attachment

_____ Right of Way Agent	12/14/2014 _____ Date Corrected 5/22/15	_____ Relocation Coordinator	5/22/15 _____ Date
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EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700		6 LANE ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)			
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACES					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	9	1	10	4		2	3	3	2			
Businesses	1	0	1	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE					
Farms	0	0	0	0	Owners		Tenants		For Sale For Rent			
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	1	\$ 0-150	0
					20-40M	2	150-250	0	20-40M	2	150-250	0
					40-70M	4	250-400	0	40-70M	17	250-400	1
					70-100M	3	400-600	1	70-100M	50+	400-600	3
					100 UP	0	600 UP	0	100 UP	50+	600 UP	18
					TOTAL	9		1		120+		22

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X		1. Will special relocation services be necessary?
	X	2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
	X	6. Source for available housing (list).
	X	7. Will additional housing programs be needed?
X		8. Should Last Resort Housing be considered?
	X	9. Are there large, disabled, elderly, etc. families?
	X	10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
	X	13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12 Months

REMARKS (Respond by number)	
	3. There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.
	4. Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.
	6. See attachment
	8. Last resort housing may be required for these displacees depending on available housing at time of relocation.
	11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.
	12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.
	14. See attachment

Janice G. Rogers Right of Way Agent	Date	1/28/2016		Relocation Coordinator	Date	2/12/16
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EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700		8 LANE ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)			
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACES					INCOME LEVEL				
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP
Residential	9	1	10	4		2	3	3	2
Businesses	1	0	1	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE		
Farms	0	0	0	0	Owners	Tenants	For Sale		For Rent
Non-Profit	0	0	0	0	0-20M	\$ 0-150	0-20M	1	\$ 0-150
					20-40M	150-250	20-40M	2	150-250
					40-70M	250-400	40-70M	17	250-400
					70-100M	400-600	70-100M	50+	400-600
					100 UP	600 UP	100 UP	50+	600 UP
					TOTAL	9	1	120+	22

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X		1. Will special relocation services be necessary?
	X	2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
	X	6. Source for available housing (list).
X		7. Will additional housing programs be needed?
	X	8. Should Last Resort Housing be considered?
	X	9. Are there large, disabled, elderly, etc. families?
	X	10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
	X	13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12 Months

REMARKS (Respond by number)	
3.	There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.
4.	Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.
6.	See attachment
8.	Last resort housing may be required for these displacees depending on available housing at time of relocation.
11.	The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.
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14.	See attachment

<p>Janice G. Rogers Right of Way Agent</p>	Date	1/28/2016		2/12/16	Relocation Coordinator	Date
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EIS RELOCATION REPORT

North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700		6 TO 8 LANE HYBRID ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)			
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACED					INCOME LEVEL				
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP
Residential	9	1	10	4		2	3	3	2
Businesses	1	0	1	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE		
Farms	0	0	0	0	Owners	Tenants	For Sale		For Rent
Non-Profit	0	0	0	0	0-20M	\$ 0-150	0-20M	1	\$ 0-150
					20-40M	150-250	20-40M	2	150-250
					40-70M	250-400	40-70M	17	250-400
					70-100M	400-600	70-100M	50+	400-600
					100 UP	600 UP	100 UP	50+	600 UP
					TOTAL	9	1	120+	22

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X		1. Will special relocation services be necessary?
	X	2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
	X	6. Source for available housing (list).
	X	7. Will additional housing programs be needed?
X		8. Should Last Resort Housing be considered?
	X	9. Are there large, disabled, elderly, etc. families?
	X	10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
	X	13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12 Months

REMARKS (Respond by number)	
	3. There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.
	4. Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.
	6. See attachment
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	11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.
	12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.
	14. See attachment

<p>Janice G. Rogers Right of Way Agent</p>	<p>1/28/2016 Date</p>	<p>2/12/16 Date</p>
Relocation Coordinator		Date

From: Page, Daniel C [<mailto:dcpage@ncdot.gov>]
Sent: Monday, December 07, 2015 2:00 PM
To: Kat Bukowy
Subject: RE: STIP I-4400/I-4700 RW Estimate Question

Kat,

The additional cost for the six lane alternative is primarily in the acquisition of the Courtyard Hotel improvements (\$5,000,000). The other difference would be if there are changes in land area acquisition (\$50,000) in the vicinity of the hotel. Hopefully this answers your question....please contact me if you require further information.

Daniel

Daniel C. Page
NC Certified General Appraiser A7265

NCDOT Appraisal Review
Area 5 Appraisal Office
Asheville, North Carolina
828-274-8449

We only do well the things we like doing.....



From: Kat Bukowy [<mailto:kbukowy@HNTB.com>]
Sent: Monday, December 07, 2015 12:14 PM
To: Wynne, James R; Page, Daniel C
Cc: White, Sarah D; Jennifer Harris
Subject: STIP I-4400/I-4700 RW Estimate Question

Good afternoon,

Upon further refinement of the design for I-4400/I-4700, we have determined that the Courtyard hotel (356-360 Rockwood Rd, Arden) can be avoided in the 6-lane widening of I-26. Can you please tell me the right of way cost that was added to the 6-lane alternative and not included in the 8-lane alternative? Please see the attached June 2015 Cost Estimate for reference.

This is a separate request from the pending US 25 interchange area relocation and right of way cost estimate request. Please let me or Jennifer Harris (cc'd) know if you have any questions.

Regards,

Kat Bukowy

Kat Bukowy, AICP

Transportation Planner

Direct (919) 424-0441 **Fax** (919) 546-9421

HNTB North Carolina, P.C.

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