


CLAIM FOR PAYMENT OF RENT SUPPLEMENT

Print or Type All Information - Read Rules on Reverse Side				
Name of Claimant: Jeff Arbogust		Parcel No.: 221	County: Williamson	
		Project: FM 2243/Hero Way		
Property Acquired by State: By: <input checked="" type="checkbox"/> Negotiation Condemnation Address: <div style="background-color: black; width: 100px; height: 15px; margin-top: 5px;"></div>		Replacement Housing Address: <i>322 Maverick Way Briggs, Texas 78608</i>		
		Date Claimant Moved into Replacement Housing: 02/15/2024		
Type of Occupancy Covered by This Claim: <input type="checkbox"/> Owner-Occupant <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> House <input type="checkbox"/> House <input type="checkbox"/> Apartment <input type="checkbox"/> Apartment <input type="checkbox"/> Mobile Home <input checked="" type="checkbox"/> Mobile Home <input type="checkbox"/> Sleeping Room		Amount of This Claim \$7,887.60		
		a. Total Rent Supplement \$ Installment (1st, 2nd, 3rd, or Final) \$		
		b. Total Last Resort Purchase Payment \$7,887.60		
Controlling Dates		Mo.	Day	Yr.
a. First Offer in Negotiations		12	08	2022
b. Date Required to Move		12	29	2023
Continuous Occupancy of Property Acquired by State: From (Date): January 2020 To (Date of Move): 2-15-2024		1. Amount Paid on Principal \$7,887.60		
		2. Incidental Expenses \$		
Payment of this claim in the amount shown in Block 9 above is requested. I certify that this move was made as a result of the acquisition of the property for highway purposes, the information submitted herewith is true and correct, and that the dwelling I now occupy meets the standards of decent, safe and sanitary housing to the best of my knowledge and belief.				
<i>May 16, 2024</i> Date of Claim		<i>Jeff Arbogust</i> Claimant		
		Claimant		
Spaces Below to be Completed by Williamson County				
The dwelling at the address above has been inspected and, in my opinion, meets the standards for decent, safe and sanitary housing.				
<i>5-16-2024</i> Date of Inspection		<i>[Signature]</i> Inspected By - Signature		
I certify that I have examined this claim and found it to conform to the applicable laws and regulations governing relocation assistance payments. I further certify the computation of the payment and the information shown herein is correct. This claim is recommended for payment.				
<i>5-16-2024</i> Date		<i>[Signature]</i> Relocation Agent		
Jun 5, 2024 Date		<i>Bill Gravel</i> County Judge Bill Gravel, Jr. (Jun 5, 2024 11:39 CDT) Williamson County Judge		

REPLACEMENT HOUSING INSPECTION

Name of Claimant: Jeff Arbogust	Parcel No.: 221	County: Williamson																													
		Project: FM 2243/ Hero Way																													
Address: <div style="background-color: black; width: 100px; height: 20px;"></div>																															
Number of Displaced Persons in Family: 1		Purchase Price or Monthly Rent: \$15,000.00																													
Replacement Dwelling																															
House <input type="checkbox"/>	Duplex <input type="checkbox"/>	Apartment <input type="checkbox"/> Sleeping Room <input type="checkbox"/>																													
Mobile Home/ Trailer: Width: 30 Length: 15		Other:																													
Floor Space: sq. ft. 450	No. Rooms: 3	No. Bedrooms: 1 No. Baths: 1																													
Dwelling Inspection																															
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<p style="font-size: 1.2em; color: blue;">5-16-2024</p> <p>_____</p> <p style="font-size: 0.8em;">Date of Inspection</p>	<p style="font-size: 1.5em; color: blue;"></p> <p>_____</p> <p style="font-size: 0.8em;">Inspected By - Signature</p>																														

CERTIFICATION OF ELIGIBILITY

Project: *RM 22431 Horoway*
Parcel: *221*

Displacee: *Jebe Arbogust*

Individuals, Families and Unincorporated Businesses or Farming Operations

I certify that myself and any other party(ies) with a financial interest in this relocation assistance claim are either:

- Citizens or Nationals of the United States
- or
- Aliens lawfully present in the United States

* If an Alien lawfully present in the United States, supporting documentation will be required.

Jebe Arbogust

Claimant

Date: *3/13/2023*

Claimant

Date:

Incorporated Business, Farm or Nonprofit Organizations

I certify that I have signature authority for this entity and such entity is lawfully incorporated under the applicable state's laws and authorized to conduct business within the United States.

Claimant

Date:

SUPPLEMENTAL PAYMENT ESTIMATE - REPLACEMENT HOUSING

Print or Type All Information										
Displacee's Name: Jeff Arbogust								Project: FM 2243/Hero Way		
				Parcel No.: 211				Highway No.: FM 2243		
				First Offer in Negotiations (Date): 12-08-2022						
				Occupancy Since (Date): January 2020				County: Williamson		
Type Supplement: <input type="checkbox"/> Normal <input type="checkbox"/> 180-day Owner <input type="checkbox"/> Revised <input checked="" type="checkbox"/> 90-day Occupant <input checked="" type="checkbox"/> Last Resort <input type="checkbox"/> Late Occupants				Property From Which Displaced: <input checked="" type="checkbox"/> Single Family Home <input type="checkbox"/> Mobile Home Site <input type="checkbox"/> Apartment <input type="checkbox"/> Other: <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex						
<input type="checkbox"/> Utilities in Subject Rent <input checked="" type="checkbox"/> Utilities Not in Subject Rent				Monthly Gross Income: \$ X 30% = \$ * See Remarks						
Replacement Property Data										
										* Denotes Selected Replacement Property
Property No.	Total Rooms	No. Bdr.	Apprx. Sq. Ft.	Age	Quality	Cond.	Yd. Imp.	Index	Probable Sales Price	Rental Cost
Subject	9	5	2508	4	23	3	3	33		
001	9	5	2733	8	23	3	3	37		\$3,028.21
* 002	9	5	2799	9	23	3	3	38		\$3,077.16
003	9	5	2555	8	23	3	3	37		\$2,903.21
Replacement Housing Supplement										
Replacement Cost \$N/A Subject Value \$N/A Supplement \$N/A										
Rent Supplement										
Actual Rent \$2,889.36 x 42 \$121,353.12			Fair Market Rent \$ x 42 \$N/A			Gross Income \$ x 42 \$See Remarks			Replacement Cost Supplement \$3,077.16 x 42 \$129,240.72	
										Supplement = \$7,887.60

Total number of displaced persons: 2.

List name, age, gender and relationship of household occupants other than displacee(s) named on page 1.

Name of Household Occupant(s):	Age:	Gender:	Relationship to Displacee:
Virginia Arbogast	99	Female	Mother

Remarks: (Use extra page if necessary)

The subject property parcel 221 is located at 17520 Ronald W. Reagan Blvd., Leander, Texas 78641. The property has a house with approximately 2,508 sq.ft. on a lot size of 3.25 acres. The home has brick veneer type of construction and on slab foundation. It consists of 5 bedrooms and 3 baths, kitchen, living room, dining room, utility room, and 2 car attached garage. Interior is comprised of tile flooring throughout the house with carpet in the bedrooms. The exterior includes several out buildings and the property is enclosed with a wire fence. Home was built in 1998. Mr. Arbogast rents this property from United Bear Creek Storage LP in the amount of \$2,500/mo. plus utilities. The displacee does not have a written rental agreement. The rent is verbal month to month agreement that was verified with the property owner's attorney. Utilities for the dwelling include Electric, Gas, Water, Trash. Sewer is by an onsite septic system.

The rental cost for this home is \$2,500/mo. and the utilities are \$389.36 based off the HUD utility schedule, because the city of Leander does not have a Public Housing Authority, they did not have a Hud Allowance for Tenant Owned Utility Schedule for this area, therefore, we utilized the City of Georgetown's utility schedule, this is the nearest housing authority with similar costs to the city of Leander. The rent and utilities were calculated for this dwelling to be \$2,889.36.

**Income is not being considered because the Displacee did not provide the necessary income documentation.

Comparable property 001 is located at 400 Tula Trail, Leander, Texas 78641. This property consists of a 2,733 sq.ft. home with 5 bedrooms, 3 baths, kitchen, living room, dining room, utility room, and 2 car attached garage. Kitchen features freestanding range, Interior features include ceiling fans, tile floors. Exterior features include a wood privacy fenced yard. The home was built in 2014 year and is on an 7,919 sq.ft. lot. This home is located 4.6 miles from the subject. This home is in the Leander school district. The rent is \$2,600.00 plus utilities \$428.21 using the HUD utility schedule for the area for a total rent and utilities of \$3,028.21.

*Comparable property 002 is located at 231 Bravo Pass. This property consists of a 2,799 sq.ft. home with 5 bedrooms, 3 baths, kitchen, living room, dining room, utility room, and 2 car attached garage.

Kitchen features freestanding range, Interior features include ceiling fans, wood floors. Exterior features include a wood privacy fenced yard. The home was built in 2021 year and is on a 5,998 sq.ft. lot. This home is located 3.7 miles from the subject. This home is in the Leander school district. The rent is \$2,649.00 plus utilities \$428.16 using the HUD utility schedule for the area for a total rent and utilities of \$3,077.16.

Comparable property 003 is located at 504 Cerrito Cove, Leander, Texas 78641. This property consists of a 2,555 sq.ft. home with 5 bedrooms, 3 baths, kitchen, living room, dining room, game room, utility room, and 2 car attached garage. Kitchen features freestanding range, Interior features include ceiling fans, tile floors. Exterior features include a wood privacy fenced yard. The home was built in 2016 year and is on a 5,663 sq.ft. lot. This home is located 4.8 miles from the subject. This home is in the XX school district. The rent is \$2,475.00 plus utilities \$428.21 using the HUD utility schedule for the area for a total rent and utilities of \$2,903.21.


All the comparable properties are functionally equivalent to the subject property and DS&S; however, comparable property 002 is the most comparable because of its similarity in size and storage to the displacement property. Our research found 12 dwellings with 4 & 5 bedrooms with 3 bath comparable properties with square footages ranging from 2,547 to 3,140 and prices ranging from \$2,250 X 2,649 and located between 3.2 & 9.5 miles from the subject. Several were not chosen due to being too far in distance from the subject property, square footage differences, total number of rooms, number of bedrooms or being off market. The selected comparable rent is \$2,649.00 plus the estimated utilities of \$428.16 for a total rent and utilities of \$3,077.16 with a rental supplement of \$7,887.60.

Comparable replacement property data is based on the Residential Comparison Index as per ROW Volume 3 Relocation Assistance Manual page 21-5 and 21-6.

Provisions of Last resort Housing apply to this calculation as the supplement payment estimate exceeds \$7,200. It is recommended that the relocation supplement payment in the amount of \$7,887.60 be authorized to allow the subject household to relocate into a suitable, decent, safe and sanitary replacement dwelling.

The supplemental payment(s) on page 1 have been determined by me and are to be used in connection with a federal-aid highway project. The replacement housing used for these supplement computations are certified to be fair housing open to all persons regardless of race, color, religion, age, sex, national origin or handicap and consistent with the requirements of Title VIII of the Civil Rights Act of 1968. I have no direct nor indirect, present or contemplated interest in this transaction nor will I derive any benefit from the supplemental payment.

Prepared by:



(signature)

6-14-2023

Date

Danny Jackson
Project Manager
Right of Way of Texas, LLC.

Approval by:



(signature)

6/15/23

Date

Lisa Dworaczyk
ROW Project Manager
Sheets and Crossfield

Contact Notes

Project FM 2244/Hero Way

Parcel 221

Name Jeff Arbogust

Date	Comments
	Jeff Arbogust 512-285-7252 AAJ9691@gmail.com
12-14-22	Called Jeff Arbogust to set up appointment to meet to discuss his relocation benefits. Left message. No reply
01-09-23	Called Jeff Arbogust to set up appointment to meet to discuss his relocation benefits. Left message. No reply
0-30-23	Called Jeff Arbogust to set up appointment to meet to discuss his relocation benefits. Left message. No reply
02-22-23	Called Jeff Arbogust to set up appointment to meet to discuss his relocation benefits. Left message. No reply
03-01-23	Called Jeff Arbogust to set up appointment to meet to discuss his relocation benefits. Left message. No reply
03-07-23	Spoke with the property owner's attorney and ask her to have the tenant Jeff Arbogust to call me.
03-21-23	The property owners attorney and Jeff Arbogust called me and I was able to set an appointment to meet to discuss his relocation.
03-30-23	I met with Mr. Arbogust and explained the project and his relocation entitlements, I went over the rent supplement and moving options. I also explained that he would be receiving a letter from me giving him no less than 90 days to move from the time that I provide him replacement housing. I also explained to him that when the property is purchased by the county that I will be sending him a 30 notice to vacate. He said that he understood, I also told him to contact me before moving to avoid any loss of benefits.
06-12-23	90 day letter sent
07-14-23	Called Jeff Arbogust to see if he had any questions regarding the rent supplement and moving. He said he did not and would let me know if something came up, he said that once the property closes, he will look at moving. I told him I would be in touch.
11-29-23	Sent 30 day letter
12-04-23	Called Jeff Arbogust to set up time to meet.
12-8-23	Met with Jeff Arbogust to discuss moving pf his personal property and his rent supplement.
12-12-23	Sent two move estimates to Sheets and Crossfield for their review and approval.
12-12-23	Move estimates were approved. I called Jeff Arbogust and let hm know that he was approved to go ahead with the lower of the two movers. He said that he would get started.

01-3-24	Jeff Arbogust finished the moving of his personal property tat was located on the outside. He is going to finish the house move in February once his replacement dwelling is ready. He paid the mover for the first part of this move. He has request reimbursement of the first part of his move.
01-16-24	I inspected the parcel and verified move of the personal property from the outside of the house and had Mr. Arbogust sign the claim form.
01-23-24	Completed the claim for first half of move and sent to Sheets and Crossfield for review and approval.
02/28/24	First have of move claim paid.
03/04/24	Prepared move claim for second half of move household items located in house.
03/18/24	Met Jeff Arbogust to sign final move claim and take pictures of vacated house
03/19/24	Sent final move claim to Sheets & Crossfield for review, approval and payment .
04/17/24	Final Move Claim paid.
05/16/24	Met Jeff Arbogust to do DS&S inspection on replacement dwelling.
05/17/24	Prepared replacement housing payment and sent to Sheets and Crossfield for review and approval.