

## Clackamas Heights Redevelopment Planning

### Resident Relocation Training Meeting Notes

10/19/10

Meeting was facilitated by Chrissy McCausland, who works for the Housing Authority of Portland's (HAP) relocation team who is providing HACC with relocation consulting.

Chrissy has worked on two HOPE VI Grant relocation processes, and has seen thousands of residents through relocation.

A federal law called the Uniform Relocation Act (URA) protects residents and guarantees their rights during a relocation process. HACC will be subject to this act if relocation takes place at Clackamas Heights.

During the relocation process under URA, money and assistance to move will be provided to residents, making moving much easier.

Q: Is FEMA involved in this relocation?

A: No, FEMA is a separate agency from HUD. They will not be involved in the relocation process nor will residents be moving into FEMA trailers.

Q: Will you help with the physical moving?

A: Yes, there will be assistance to physically move if the resident requests this.

### The Relocation Process

The first thing that will happen is that you will get a Relocation Counselor that will ask you questions about your household. You should let them know about your moving preferences and any other concerns you have around moving. There will be a lot of paperwork to fill out, but the counselor will help with this. It works best if the resident takes an active role in the relocation process and the housing search.

Q: If we find a place that we want to move, does it have to say "accepts Section 8" for us to apply?

A: Unless it says "No Section 8" you can apply. Usually if the landlord likes you they will accept Section 8 even if they haven't in the past.

Q: How many options for units will we have ?

A: We try to offer at least 3 units of comparable size, but we will help you until you find a unit.

For residents who want to return, this is up to them. You can come back to Clackamas Heights if you like, but you don't have to make this decision until you are moved. If you think you might want to come back to Clackamas Heights, you can tell HACC that if they ask.

## Notices

There will be a notice sent out to you before the grant is submitted that is the General Information Notice.

If HACC is awarded the HOPE VI grant, you will receive another notice stating that you are eligible for relocation assistance, Notice of Eligibility. It is important that you do not move before receiving this letter, or you will lose the relocation assistance.

Q: What will HACC do if they do not receive the HOPE VI Grant?

A: If we do not receive the grant this year, we will apply for a second year. If still not awarded, we will begin to seek other funding to complete the redevelopment.

Q: How will our deposits for the new place work? Who will pay these?

A: HACC will have a security deposit allowance that you can use for your new home.

For the moving assistance, there are three options:

1. HACC will pay for a moving company to move you. HACC selects the moving company.
2. You can receive a "lump sum" for moving expenses if you want to move yourself. This amount depends on your unit and how many bedrooms you have.
3. You can save receipts for your move and HACC will reimburse you for reasonable moving expenses.

The most commonly used option is the "lump sum" as people can move themselves for cheaper than the moving company and then they have some money left over from the assistance.

The unit size of your new place will depend if you are currently living in the correct size for your family. If you are a single person in a one bedroom, this will stay the same. If you are a family that is currently under-housed, or needs more bedrooms, you will move to a unit that is the right size for your family.

## Two options for moving

You can move to another Public Housing community or you can take a Section 8 Voucher. Waiting lists for public housing communities are very long, so most people take the Section 8 Voucher. A voucher is a subsidy in the form of a rent payment. You take the voucher to a private landlord, and HACC will send them a check each month for the amount of the subsidy.

Q: Will our rents go up in Section 8?

A: No, your rents will stay the same as what you pay now, which is 30% of your income.

Q: If we want to move back to Clackamas Heights, how long will we be relocated for?

A: 18-24 months, depending on how fast the public housing is rebuilt at Clackamas Heights.

For residents that return to Clackamas Heights, you will be shown the different unit options and have some choice about where you will live. There will be many different housing types in the redeveloped CH: one, two, three and four bedroom units as well as townhomes, apartment buildings, and cottages.

Transportation on site will also be improved with a new bus shuttle to pick up residents and get them down to the Oregon City Transit Center.

Q: What should I do if I am already on the list for Section 8 and my name comes up before the relocation at Clackamas Heights begins?

A: You can call HACC Section 8 to find out where your name is on the list, and that will give you a better idea. If you move before relocation begins, you will not receive the relocation assistance. However, the redevelopment might not happen so you may want to take the Section 8 Voucher when your name comes up on the list. This is up to you.

If you have questions about relocation you can contact Chrissy McCausland at HAP until November 22<sup>nd</sup>, 2010. Her number is 503-802-8516.

After this date you can contact Lisa Herrera, Property Manager at Clackamas Heights at 503-650-3144.