

Repositioning Questions from the Scattered Sites Resident Meetings

Q: Why is the County repositioning?

A: The Housing Authority of Clackamas County (HACC) owns some of the oldest public housing communities in the country and they need repairs and upgrades that exceed the funding we receive from rental income and the U.S. Department of Housing and Urban Development (HUD). We also are not able to incur debt on Public Housing to finance the substantial rehabilitation needed. Therefore, HACC will be going through the HUD Section 18 (S18) process to dispose of the properties and relocate families with rental assistance referred to as a Section 8 Tenant Protection Voucher (TPV). Each resident will receive a TPV and relocation benefits that assist with application fees, security deposits and moving expenses.

Q: What is the timeline?

A: The estimated timeline for the Scattered Sites is below

Summer 2024	Application submitted to HUD
Fall 2024	Anticipated HUD Approval and update meeting with residents
Spring 2025	Scattered Sites resident interviews with relocation counselors
Late 2026	Scattered Sites relocation complete

Q: Where can I move with my voucher?

A: All landlords in the state of Oregon are required to accept the TPV voucher as a Fair Housing Protection based on your source of income. You can move anywhere in the United States through a process called “porting” your voucher to any location you choose. The main considerations for finding housing are that the rent cannot exceed the maximum allowable rent which is calculated using your income and the payment standard on your voucher. You cannot rent where your portion of the rent exceeds 40% of your income. Additionally, the Housing Authority will need to inspect the unit for safety. To further assist families, Housing Authority residents can jump to the front of the waiting list of any HACC owned property or Metro bond project that HACC awarded funds. This will include Las Flores, Mercy Greenbrae Apartments, Fuller Station Apartments, Tukwila Springs, Easton Ridge, Hillside Manor, Good Shepherd Village, and Hillside Park (once complete), as well as any Local Project property with a vacancy.

Q: Will everyone have to move?

A: If you are not in a position to own the home that you're currently living in, you will have to vacate between now and the late 2026. Every single person will be given a voucher and relocation assistance.

Q: Will my rent be calculated the same?

A: No. In public housing your rent is capped at 30% of your income. In the Voucher program, your portion of rent will be between 30-40% of your income depending on your household size, the replacement unit selected, and the utilities paid at your replacement housing. At future meetings, we will provide details of the Section 8 Voucher Program and the calculations for the rent charged.

Q: What if we don't qualify for Section 8?

A: If you are over-income, we will have a meeting with you to discuss your housing options, permanent relocation benefits, and rental housing replacement assistance that will help you

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ease into the reality of market rent. There are over-income rules in Public Housing so some families may be required to move out of assistance ahead of a planned relocation.

Q: Do I need to live in Clackamas County for two years before moving to another state?

A: No.

Q: Will someone help me find housing?

A: Yes! You will have a relocation counselor whose job will be to help you find housing and guide you through this process.

Q: When will we have the opportunity to have a one-on-one interview with a relocation counselor?

A: As soon as we know that our section 18 application is going to be approved, which will likely be in Fall 2024. We will have another meeting to further discuss timing. Then individual meetings will be scheduled based on the timing and phase of each project discussed.

Q: What if I miss my meeting with the relocation counselor?

A: We will work with you to find a time that will work with your schedule. You will not miss the opportunity for us to reach out to you one-on-one. We'll mail you, email you, call you and visit your unit.

Q: Will packing be paid for as a part of our relocation benefits?

A: If you already have a reasonable accommodation on file that says you need help or you aren't physically able to pack, we can provide you with packing assistance. We usually pre-pack you one day and move you the following day.

Q: What if a private Landlord discriminates against me because I'm using a Section 8 Voucher?

A: All landlords in the state of Oregon are required to accept the TPV voucher. If we sense that a landlord is acting in a discriminatory manner due to your source of income, we will discuss that with them, because it is against the law for them to do that. HUD has a helpful resource on this and further explains your rights if you or someone you know may be facing this:
https://www.hud.gov/Program_Offices/Public_Indian_Housing/Source_Income_Protections_0?utm_medium=email&utm_source=govdelivery

Q: Can I use my voucher to rent another single-family home?

A: Yes, as long as the rent does not exceed the maximum allowable payment standard on your voucher.

Q: Do Scattered Sites residents have the option to buy their house?

A: HACC is in the beginning stages of working with Land Trust organizations to discuss homeownership options. If you have an interest in purchasing a home, your current home or a home in the market, please reach out to Jemila Hart (contact information at the end of the Q&A).

Q: What is a Community Land Trust?

A: A Community Land Trust (CLT) makes homeownership affordable for lower income households. They do this by taking the cost of the land out of the purchase price of the home. HACC Development and Resident Services is working with DevNW and Proud Ground to be able to offer this model as a homeownership option for families that are interested in eligible.

Q: If we are interested in purchasing a home, can we use our voucher to help pay for the mortgage payments?

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A: No, you are not able to use a voucher payment towards home ownership. Please reach out to Jemila Hart if you are interested in an FSS or IDA savings account with the Housing Authority.

Q: Will the current home purchasing programs continue to be in place?

A: Yes. If you are currently participating in FSS and IDA programs, you can continue to participate after you are relocated. If you are not currently participating and are interested in finding out about these programs, please contact Jemila Hart at HACC.

Q: Will the houses be sold at Fair Market Value?

A: Yes, if you purchase the home outright it will be sold at Fair Market Value. If you purchase it through a Land Trust, it'll be discounted.

Q: When I first moved into my home, I was offered the option to purchase it. Is that still an option?

A: Yes, but we are still looking into what that will look like and which organizations we will work with. Once the application is approved, we're going to sit down with every single household on a one-on-one basis and discuss options. In the meantime, if you are interested in purchasing a home and want to learn more about our homeownership programs, please reach out to Jemila Hart.

Q: Will there be down payment assistance?

A: If you would like to purchase a home and would like more information on programs that provide down payment assistance, please reach out to Jemila Hart. If you need a security deposit for your new apartment, after the application has been approved, that will be provided by the Housing Authority. When you move out of your current home, any refundable portion of your security deposit will be refunded to you.

Contact information for questions:

- Homeownership opportunities:
 - Jemila Hart (Human Service Coordinator with HACC)
 - jemilahar@clackamas.us
 - 503-702-1587
- Relocation Questions:
 - Darcy Vincent (Relocation Consultant)
 - Vincent7313@comcast.net
 - 971-246-1056
- All other questions:
 - Gloria LaFleur (Housing Developer with HACC)
 - GLaFleur@Clackamas.us
 - 971-930-3184