

Repositioning Questions from Clackamas Heights and OCVM Resident Meetings

**Q: What is going on with Clackamas Heights and Oregon City View Manor (OCVM)?**

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 timeline for OCVM and Clackamas Heights is below as of April 2024 and is subject to change:

<b>Summer 2024</b>	Section 18 application submitted to HUD
<b>Fall 2024</b>	Clackamas Heights resident interviews with relocation counselors
<b>Late Fall 2024</b>	Anticipated HUD Approval of Section 18 application
<b>Late Fall 2024</b>	Upon approval from HUD, HACC will apply for Section 8 Tenant Protection Vouchers (TPVs)
<b>Early 2025</b>	Once TPVs are approved by HUD, HACC will begin tenant relocation for Clackamas Heights with Section 8 Voucher Assistance
<b>Late Fall 2025</b>	OCVM Resident interviews with relocation counselors
<b>Late 2025 – Early 2026</b>	Estimated start of construction for Park Place Redevelopment
<b>Late 2026</b>	OCVM relocation begins

**Q: Residents were told this was going to happen before – how do we know that it is going to happen now?**

A: HACC has learned a lot through the process of applying for and being granted Section 18 disposition with Hillside Park. We have all indications that we meet all the requirements. We could be rejected, but we don't anticipate that happening.

**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: Can I use the TPV to move to another State?**

A: Yes. It can be time-consuming so let your relocation counselor know immediately **in writing** where you want to move. When moving to another state, there will be an intake process and

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orientation led by the state you want to move to before you can start looking for housing. It is a little more effort and will take longer to relocate, as it will require work on the resident's side with advocating and communicating with the relocation team as well as actively searching.

**Q: Can I use my Voucher to move in with family?**

A: While "Shared Housing" is allowed, there are very strict guidelines of what is allowed. The owner of a shared housing unit may reside in the unit, but housing assistance may not be paid on behalf of the owner. The resident owner may not be related by blood or marriage to the assisted family.

**Q: How will this affect people with barriers (credit, background checks, prior evictions, etc.) or location considerations (stay in the school district, move elsewhere, etc.)?**

A: Please address any barriers, special accommodations, or location considerations directly with your relocation counselor. DDV Consulting Services, LLC has always been able to help find someone a place to live. No one will be made houseless through this process.

**Q: I need an ADA unit, are those readily available?**

A: It may be challenging to find standalone dwellings (single-family homes, duplexes) that have the features needed for accessibility. There is a higher likelihood that there will be availability in multifamily housing. You will want to start looking as soon as vouchers are available for the best options and selections.

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

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

**Q: Will there be other free-standing or single-family Public Housing units available to rent in Clackamas County?**

A: No. The entire public housing portfolio owned by HACC will be replaced by multi-family housing units that will be supported by Project-Based Vouchers. You are free, however, to look for market-rate housing in the market owned by private landlords that are renting within your allowable voucher amount.

**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: Will we have the option of moving to the Clackamas Heights redevelopment once it's complete?**

A: Yes, once construction is complete, a notice will go out to former Clackamas Heights and OCVM residents providing the opportunity to move into a new unit. If you choose to move back, you will need to respond within 72 hours to hold your spot. If you choose to move back to Clackamas Heights, your TPV will be converted to a Project-Based Voucher.

**Q: How is Section 8 different from Public Housing?**

A: The TPV will be portable, which means you could move it out of the county, even out of the state if you want to move elsewhere. A possible difference between your current rent and Section 8 rent will have to do with the calculation of your income plus your responsibility for utilities. For example, if you live at Oregon City View Manor you're only paying for electricity. But  
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let's say you find a privately owned duplex, and you are responsible for paying for electricity and water. To determine your payment, they're going to take that calculation of rent minus utilities to calculate 30-40% of your adjusted income.

**Q: Will I lose supportive services if I move out of Public Housing?**

A: If you move to a Market unit with your TPV, there is no guarantee of continued resident services, but we are looking at funding options to try and continue housing stabilization services and support.

**Q: What does abolishing public housing mean?**

A: HACC is transitioning out of the Public Housing (Section 9) program and converting to the Section 8 Housing Choice Voucher program. We will still offer affordable housing, but the funding sources will be different.

**Q: Will relocation be staggered?**

A: Yes, we will relocate in phases. Hillside Park is going through relocation right now. Then Clackamas Heights, then Scattered Sites, and OCVM. The Housing Authority will also have new projects completing construction during this time.

**Q: How big will the new units be?**

A: Unit size has not been determined as the design process is currently underway. Over the next few months (March-May) the design team will be consulting with the Community Advisory Committee (CAC) made up of Clackamas Heights and OCVM residents. The results of these meetings will be shared in a public open house in June 2024.

**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, please reach out to Jemila Hart (contact information at the end of the Q&A).

**Q: Will the current IDA and FSS 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, as long as you remain in Oregon. If you are not currently participating and are interested in finding out about these programs, please contact Jemila Hart at HACC.

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

A: No. The Housing Authority does not offer the voucher for mortgage payments. Please reach out to Jemila Hart if you are interested in an FSS or IDA savings account with the Housing Authority.

**Q: How many projects does HACC own?**

A: That number will be shifting as new properties are developed. We will add this information to the websites and update it regularly.

<https://www.clackamas.us/housingauthority/oregoncityviewmanor>

<https://www.clackamas.us/housingauthority/clackamas-heights>

**Contact information for questions:**

- Homeownership opportunities:
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- Relocation Questions:
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- All other questions:
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