



Catch-all Chronical

Housing Authority of Clackamas County



Spring 2025



Park Place Open House

Learn more about what
the new neighborhood
will be like!

Food, games and plenty of
opportunities to connect
with your neighbors.

Monday, May 19th
from 4:30 to 6:30pm
at the Park Place Church
(13933 Gain St.
in Oregon City)

Relocation Drop In Hours

Have questions,
concerns about moving,
need boxes or extra help
with housing leads?

Every Tuesday
11am to 1pm

Clackamas Heights
Community Building
(13900 S. Gain St.
in Oregon City)

Camp Rosenbaum

Opportunity for your child
to go to a free five day summer
camp on the Oregon Coast!

Camp Rosenbaum is for
campers 9 to 11 years old.

Sunday July 27th to
Friday, August 1st

See page 6 for more details!

Development and Relocation Updates

The future of affordable housing is being built today!

After many years of planning and preparation, the redevelopment and repositioning of public housing neighborhoods in Clackamas County is in full swing. The new, beautiful and modern housing being built in these neighborhoods will play an important role in responding to the housing crisis in our region and the need for more housing that is affordable in Clackamas County.

A New Park Place Neighborhood

Join us for an interactive and informative Open House on May 19th to learn more about the latest neighborhood design for the new Park Place (formerly Clackamas Heights). Park Place will have 200 units of cottage cluster style housing. Over half of these units will be supported with project-based vouchers and serve households making 30% or less of the Area Median Income.

The Resident Advisory Committee was an integral part of the design process. They provided feedback on unit and site design, emphasized the importance of providing in-unit laundry, and advised the design team on programming for community spaces.

The project is expected to begin construction in late October 2025. Construction completion is anticipated in late 2027. Lease-up activities at the new development are expected to

begin in early summer 2027.

If you have questions about the project or are interested in living here in the future, please get in touch with Gloria LaFleur at 971-930-3184.

A New Hillside Park Redevelopment

Construction at Hillside Park is progressing ahead of schedule. Interior work, including installing building systems and drywall, is being completed on Building C. The roof is being installed on Building B, and wall framing has started on Building A. Building C is now scheduled for completion at the end of November 2025 and Building B is scheduled for February 2026 completion. Initial lease-up activities for Building C will begin this summer.

For questions or to be added to the waitlist for Hillside Park, please email Andrew Crampton at: ACrampton@clackamas.us

Opportunities for Home Ownership

With the sale of Scattered Site units, HACC is working to provide homeownership opportunities for residents who can get mortgage-ready to purchase available homes either at market rate or as part of a community land trust. If you are interested in homeownership, please contact Jemila Hart at 503-702-1587.



Picture in top left corner —
New home owners Mark and
Magdalena Kitalong. See page 5
for more about their story!

Relocation Moving Forward at Clackamas Heights

All Resident Clackamas Heights Households Scheduled to Move by September 2025

For residents in the Clackamas Heights neighborhood, relocation is in full swing — all households will need to have moved with a voucher into their new home by September 2025. If you are a Clackamas Heights resident and are not actively working with the relocation team, please reach out as soon as possible. Both Resident Services and the Relocation team are here to help with any barriers that you might have.

What happens if I owe back rent?

If your household owes back rent, you will be required to sign a repayment agreement (RPA) in order to be able to be eligible for a voucher.

Your Property Management Office has already or will be reaching out to you to schedule an appointment for you to sign a repayment agreement. For that appointment, you will be required to bring a down payment equal to a monthly payment and all members of your household over 18 must be present to sign the repayment agreement as well.

The amount of your monthly debt repayment will be a minimum of \$25 and, including your rent payment, can go up to a total of 40% of your income. You will need to make this monthly payment on your debt

(in addition to your monthly rent) until the debt is repaid. Missing rent or rental debt payments will lead to the loss of your voucher.

If you have questions about your ledger or repayment agreements, please reach out to your Public Housing Management Team by phone: 503-758-8911 (leave text or voice mail) or by email: HACCPM@Clackamas.us.

Which Public Housing neighborhoods are eligible to move with vouchers now?

Clackamas Heights households are the highest priority for relocation because of the pending start of construction this Fall. However, if you live in a Scattered Site unit, you are also able to access your voucher, find housing and move now as well.

Relocation counselors, Reid Warren (for Clackamas Heights) and Charity Joswick (for Scattered Sites) are on-site in the Clackamas Heights Community Room (13900 S. Gain St. in Oregon City) every Tuesday from 11am to 1pm to answer questions and provide housing leads. Find their contact information in the staff directory on page 7.

Residents at OCVN and Hillside Park (Phase 2) are not eligible to move with vouchers quite yet, but will be able to soon.

Resident Relocation & Neighborhood Redevelopment Timeline*

<i>* Timeline provided is subject to change</i>	Hillside Park (Phase 1) 54 units	Hillside Park (Phase 2) 46 units	Clackamas Heights 100 units	Oregon City View Manor 100 units	Scattered Sites 145 units
Anticipated HUD Approval	<i>HUD Approval Received 6/2023</i>	Spring 2025	<i>HUD Approval Received 11/2024</i>	<i>HUD Approval Received 11/2024</i>	<i>HUD Approval Received 9/2024</i>
Households Begin Meeting with Relocation Team	September 2023	Summer 2025	January 2025	TBD	January 2025
Relocation of All Households Completed	<i>Relocation completed May 2024</i>	Summer 2026	September 2025	TBD	Summer 2026
Construction Starts	Summer 2024	Spring 2026	Fall 2025	—	—
New Community Construction Completed	Spring 2026	Spring 2028	Fall 2027	—	—

Resources for Getting Ready For a Successful Move



Looking for a new place and moving is not easy, but by working to resolve any issues from list below, it can go more smoothly and be less stressful.

Things to address and get organized that can make your housing search and lease up easier include:

- Repairing your credit and getting your credit score above 660
- Exploring expungement of any criminal record
- Resolving rental debt owed to a landlord
- Having ID, birth certificates as well as benefits and income documentation for each member of your household.
- Vaccination and spay and neuter documentation for your pets.
- Understanding how your voucher works and how to search for rental housing with it. Please see the Relocation Road Map on the next page!
- Staying in touch with the Relocation team so that they can send you housing leads, pay your application fees, security deposits and moving costs.

Please reach out to your Resident Services team (see page 7) for support and especially if you need assistance paying for any missing documents.

The resources on this page can be very helpful for addressing any barriers you might have for renting with a Section 8 voucher.

Rent Well

To feel more confident and set yourself up for success in your future housing search, we highly encourage tenants going through relocation to take this course!

Whether you are interested in knowing your rights as a tenant, finding out how landlords might screen you, or want to boost your home hunting skills, Rent Well is for you.

The course is FREE and taught in person, online or as a self paced eCourse. Register for an upcoming course by calling 503-515-1328 or scan this QR code to connect to their website.



Clean Slate Clackamas Expungement Clinics

Every 2nd Monday – 2pm to 6pm
108 11th St. in Oregon City

Free legal services to people in Clackamas County area seeking expungement of a criminal record impacting their ability to find work or qualify for *housing*.



For Credit Repair:

Rent Reporting for Credit Building

Build your credit by having HACC report your on-time rent payments to the credit bureaus. Call Jemila at 503-702-1587 0677 to find out more and to enroll.

Rental Assistance

If you owe back rent, reach out to the list of organizations offering rental assistance below:

St. Vincent de Paul

To schedule an appointment to apply, call their rent assistance intake line (M-F from 9:30 to 12:30) for Clackamas County at 503-235-8431.

Clackamas County Coordinated Housing Access (CHA)

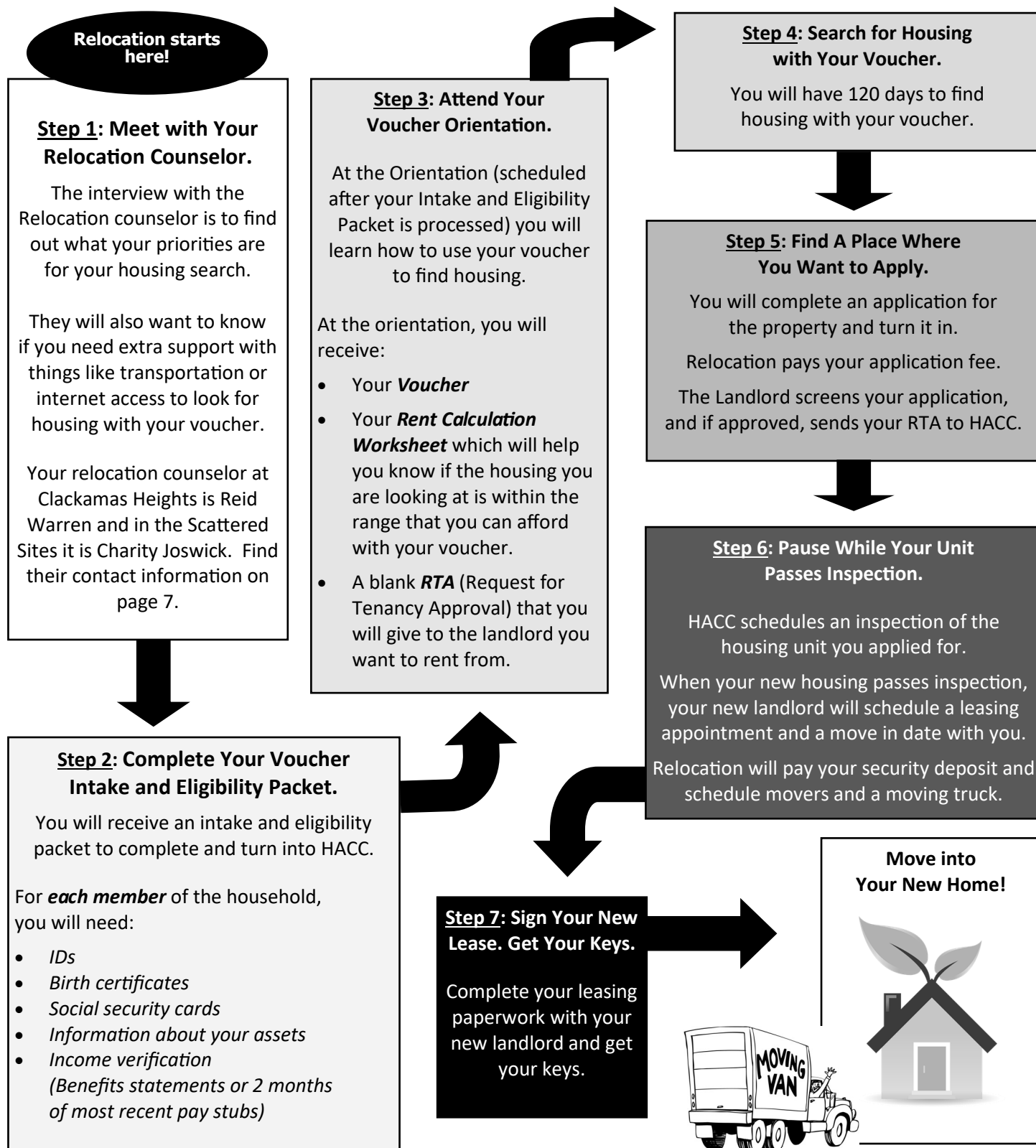
The CHA may have resources available to help you pay rent, including back rent, if you qualify. To get screened, please call the Coordinated Housing Access Line at 503-655-8575

OHP HRSN Funds

If you are seeing a health care provider or mental health counselor on a regular basis, you can ask about accessing rental assistance through the Oregon Health Plan. You can also call 211 and ask for assistance filling out an HRSN (Health Related Social Needs) request.

A Relocation Road Map: Finding Your New Home with Your Voucher

The following is a road map to help you know what to expect when you use your relocation voucher to find your new home. Please look at the table on page 2 for a reminder of when your household can expect to start the relocation process and reach out to staff listed in this newsletter to get any questions you have answered.



HACC Residents Making Home Ownership Happen \$7200 of Relocation Funds Available to Help with Down Payment

Change is hard, but can also be full of opportunity. By connecting residents to savings programs, relocation funds, home buying education and partnering with community organizations, HACC is hoping support many residents as possible in becoming homeowners as part of relocation and redevelopment of the current housing neighborhoods.

Congratulations to HACC residents Erica Allison from Clackamas Heights and Scattered Site residents Mark and Magdalena Kitalong and Larisa Osenyuk on their success buying their own homes this Spring. We appreciate them for sharing some of resources and wisdom they gleaned from the process.

Erica Allison is a single mom who raised her daughters Tiana and Sitera at Clackamas Heights. "Relocation was the push I needed to do this or I would have happily stayed where I was. When I was raising my kids stability was so important and housing felt safe financially." It was actually Erica's daughter, Sitera, who had moved out on her own and was now 29, who had always dreamed of being a homeowner and been saving for a down payment for years. Erica recounted calling Sitera and saying, "Ok, babe, you know that house you wanted, let's do this together, as a family." And added, "Sitera always wanted to accomplish this, she had goals. Some people don't set goals, some people have goals, but don't know how to achieve them. Her goal became our goal, it was a team effort."

There was and still is a lot to learn in a about homeownership. Although she can see the benefits of owning her own home, especially in the long term, knowing that her mortgage payments will remain the same while the cost of rents will likely rise, it is still a challenge financially. Her mortgage payment is close to double what her rent was at Clackamas Heights plus the cost of all the utilities. "On a scale of 1 to 10, however, it is a 10 that we made this happen."

Scattered site residents Mark and Magdalena Kitalong bought their house and moved this March. Homeownership had been a long term goal for the family, especially for Magdalena, whose idea it was to really start saving for a home. The family had moved from the Micronesia Islands to Oregon in 2007 and the kids were raised in the scattered site home they shared in Milwaukie. Mark was able to start saving with an IDA, a matched savings account for homeownership in 2021 and with the HACC HomeSavings program in 2024. With relocation happening and their three kids grown, it felt like homeownership was an opportunity they really wanted to go for. A piece of advice that Mark had for others who wanted to do this was, "You really need to be all in on it, you can't be well....should I do this or not?" Becoming a homeowner required a lot of courage to take on something they hadn't done before. "The homeownership classes [through DevNW] were helpful for understanding the process, what the options were, how to budget and save up."

(Continued on page 6)



Pictures from Top to Bottom: Congrats to all the new homeowners! Erica Allison and the place she now calls home, Mark and Magdalena Kitalong on their front porch and Larisa Osenyuk in her lovely new kitchen.

Home Ownership (Continued from page 5)

"Take advantage of all the programs and get well informed," Mark says. For the Kitalongs, becoming homeowners also took a lot of persistence, especially when a home they came very close to purchasing fell through and they had to start their search over. "It was a lot, but we are thankful to be here."

Petr and Larisa Osenyuk and her family lived in a scattered site house in Oregon City for almost 20 years. "We were so happy to live in this house and have our four kids grow up in here in Oregon City. Affordable housing really helped us while we were adapting to living in the USA and when we had a difficult time finding a job. Now with all of our kids graduated from college and all of us with jobs, relocation was a big push to buy a house. Relocation money was a big help with the down payment."

Leaving the security of having rent based on your income is hard, but "don't be too scared," Larisa says, "it's not easy, but if you have an opportunity to take the step, just figure out what is an affordable price to you, and find a realtor and lender you trust who can help with the financing. We found both through people we knew in the Slavic community." Becoming a homeowner was important to Larisa for another reason too, "maybe it gives someone else a chance who needs this housing more than we do now."



Much thanks to Janice Kiser and Sarah Stevens (pictured above) of Venvino Art Studios for their fund raising event to benefit HACC Resident programming.

Camp Rosenbaum

Sunday, July 27th to Friday, August 1st

Give your child an amazing opportunity this summer at Camp Rosenbaum, a week long overnight camp at Camp Rilea in Warrenton, OR.

Eligible youth must be 9.5 to 11 years old at the time of camp with birthdays between 7/26/2013 and 1/1/2016.

Camp is no cost to attend.

Campers get to do Arts and Crafts, have time at the beach, go on fieldtrips, stay in a cabin, eat in the mess hall, go horseback riding and much more!

If you have questions or are interested in having your child attend, please call Jemila Hart at 503-702-1587 by May 1st. There is an online application for parents to complete.



Serve Your Community with AmeriCorps!

Now accepting applications for two positions as:

Community Garden and Food Security Coordinators with the Housing Authority of Clackamas County

AmeriCorps terms of service are for 11 months starting in September 2025 through July 2026.

AmeriCorps members receive a living allowance (\$20,400 year) and an education award (\$7,395), loan forbearance, health insurance and child care reimbursement.

Please reach out to Elizabeth Miller at 971-201-0467 or Jemila Hart at 503-702-1587 for more information about the position and for the link to the job posting.



1 on 1 Job Search Support

We are here to invest in you!

Are you ready to start working or get on a career track? The Employment Investment Program (EIP) is here to help you find and secure the right job. We offer personalized support and resources tailored to your needs. Let's work together to explore opportunities for your future.

If you're 18 or older, eligible to work in the US and live in Clackamas County, our program is here to help you succeed.

- Easy to Enroll
- Training Assistance
- Job Start Support

Call or text Kiva!

971-429-7636

kantillila@clackamas.us

112 11th St., Oregon City



Housing Authority Resident Support Directory

Property Management —

Ariana Stalcup (971) 438-8955
Property Manager
astalcup@clackamas.us

Work orders (503) 650-3535

Emergency Maintenance # (503) 780-3896

Relocation & Development Staff —

Ashley Ferron (503) 867-7487
Project Coordinator
aferron@clackamas.us

Darcy Vincent (971) 246-1056
Relocation Coordinator
vincent7313@comcast.net

Reid Warren (206) 387-2466
Clackamas H. Relocation Counselor
k.reid.warren@gmail.com

Charity Joswick (503) 270-6576
Scattered Site Relocation Counselor
Charity@magikcorp.com

Gloria LaFleur (971) 930-3184
Housing Developer
GLaFleur@clackamas.us

Resident Services —

Elizabeth Miller (971) 201-0467
Resident Services Supervisor
Emiller@clackamas.us

Jemila Hart (503) 702-1587
Human Service Coordinator II
Scattered Sites/Homeownership/ROSS
Jemilahar@clackamas.us

Bernadette Stetz (971) 930-0677
Home Forward RS Coordinator
OCVM & Clackamas Heights
Bernadette.Stetz@homeforward.org

John Ryan (458) 253-7729
Impact NW Peer Support
OCVM & Clackamas Heights
johnr@impactnw.org

Nichole Scott (971) 378-8726
Community Garden
& Food Security Coordinator
Confluence AmeriCorps
Clackamas Heights & OCVM
NScott@clackamas.us

Kelly Goodwin (971) 442-5670
Resident Services Coordinator
Hillside Park and Manor
kgoodwin@clackamas.us

Tiffanie Kearney (971) 347-4381
Peer Support Specialist
Mental Health and Addiction
Association of Oregon
Hillside Manor
tkearney@mhaooforegon.org

Anjali Figueira-Santos (971) 429-1238
Community Garden
& Food Security Coordinator
Confluence AmeriCorps
Hillside Manor and Park
AFigueiraSantos@clackamas.us

Danny Luna (503) 449-5730
Recovery Housing Specialist
Impact NW
rpreciado@impactnw.org

David Jacobs (971) 429-5386
Resident Services Specialist
Section 8 Voucher Program
DJacobs@clackamas.us

John Rezende-Shalom (971) 990-8723
PSU Social Work Intern
JRezendeShalom@clackamas.us



**Housing Authority of
Clackamas County**

13900 South Gain Street

Oregon City, Oregon 97045-1284

Phone: 503-655-8267

Fax: 503-655-8676

HACC

Equal Housing
Opportunity



The B-Town OC Community BBQ is Back This Summer!

Get to know your neighbors
& enjoy a free BBQ, games, arts and crafts,
face painting and snow cones!

**All Events Held on
Tuesdays from 4 to 6pm**

June 10th & 17th
At the Clackamas Heights Playground

July 8th & July 22nd
Outside the OCVN Community Building

August 19th
Back to School Night Special
With Free School Supply Giveaway!

