

Hillside Park Apartments Resident Meeting Notes

Dear Valued Residents:

Thank you for attending the September resident relocation meeting to hear updates about the redevelopment of Hillside Park and the schedule of activities that will affect you and your home. Many of you had excellent questions from both meetings and we wanted to provide the community with the benefit of receiving the questions and answers provided at both sessions.

Overview

The Housing Authority of Clackamas County (HACC) is working with Related Northwest on the redevelopment of the southern half of the Hillside Par site. The new construction will be comprised of 3 buildings totaling 275 new affordable units. The new buildings will have 4 stories that are serviced by elevators. The first building (provisionally called Building C) will be completed in early 2026 and will consist of one- and two-bedroom units that are supported with project-based Section 8 rental assistance. The building will include high-end interior finishes, expanded indoor community spaces, numerous community garden beds, and landscaped outdoor spaces. The construction of Building C is expected to be completed in early 2026.

Development Schedule

In June, HACC submitted a Section 18 disposition application to HUD. Once approved, it will allow HACC to build new housing on the northern half of the Hillside Park site and receive rental assistance vouchers called Tenant Protection Vouchers (TPV). HACC anticipates the Section 18 application will be approved in early 2025. Residents will have the option to relocate either to a newly constructed unit at Hillside Park or to available rental housing on the market utilizing a TPV for rental assistance. After all residents have been relocated, demolition of Hillside Park's remaining public housing units and construction of the new units will begin.

Relocation Schedule

DDV will be providing assistance to each resident at Hillside Park in advance of construction. This assistance will likely include another resident meeting in January or February of 2025, followed by one-on-one resident interviews. At these interviews, we will review your relocation needs and answer any specific questions regarding your moving and replacement housing options. We expect to begin moving the first households out of Hillside Park in the summer of 2025 with the goal of having everyone moved by the end of March 2026. The order in which households move will be determined by the information received in the one-on-one interviews.

Relocation Services

After the Section 18 application is approved you will receive a Notice of Eligibility which explains that the following benefits will be provided during relocation:

- Assistance from DDV with applying for and receiving a Section 8 voucher, identifying potential replacement housing, applying for housing, and moving preparation.
- Reimbursement or direct payment for application fees, move-in fess, and security deposits to secure replacement housing.
- A 90-day written notice of your move-out date in advance of having to vacate.
- Boxes, packing paper, and tape to prepare your personal possession for moving.

- If you are physically unable to pack your belongings, we can hire movers to assist with packing.
- Movers will be hired and paid directly to move your belongings to your new home.
 - You may also elect to pack and move yourselves. In this case, you will receive reimbursement consistent with the Fixed Residential Moving Schedule. For 2025, that reimbursement is projected to be \$1,000 for a one-bedroom unit and \$1,200 for a two-bedroom unit.
- A Section 8 rental assistance voucher that you can use in the private rental market or use to move into a newly constructed unit at Hillside Park once complete.
- Priority on the waitlist of other properties owned or funded by HACC.

Questions and Answers

The following questions were asked by residents at the September 19th meetings:

Q: Where will demolition start first?

A: No, demolition will not start until every resident has been relocated.

Q: Are Tenant Protection Vouchers (TPV) permanent?

A: Yes. As long as you meet the requirements of the program, you will receive ongoing rental assistance.

Q: What is the income threshold for qualifying for TPV?

A: Your household income may not exceed 80% of the Area Median Income.

Q: Do you have to use your voucher in Clackamas County?

A: No. You are able to port your voucher to another location. You will want to allow time for this process as it usually takes about 4 months to successfully relocate out of the jurisdiction.

Q: Can we choose where we move?

A: Yes. You will go through an intake which will determine the unit size and max rent for your voucher. You will then work with the relocation team to find suitable housing within those parameters.

Q: I am not connected to technology and do not drive. What kind of support can you offer me?

A: We will print a weekly update of available housing leads and have it available on-site. We can assist you with completing applications on-line and can coordinate transportation to look at replacement housing via Uber or Lyft.

Q: Will there be ground floor units available?

A: Yes.

Q: I have a lot of belongings that I need to get rid of before the move, will you help me?

A: Yes. Relocation will work with property management to provide dumpsters prior to move out. If you need help dumping items, we can also provide labor to help with that. Please do not dump bulky furniture items in the community garbage prior to these “clean-up days”. This will probably take place next spring.

Q: What if I don't drive? Will you help me with transportation?

A: Yes. We will provide you with transportation assistance to look for replacement housing. We will just need some advance notice to schedule it. We can also reimburse you for Uber or Lyft rides or mileage as long as you request approval for the expense in advance.

Q: Will the new construction have disabled units and disabled parking?

A: Yes. The development team has engaged an accessibility consultant to ensure that all requirements are met. 10% of the units and 5% of the parking spaces will be reserved for residents who need accessibility features.

Q: Is there anything we should be doing now?

A: Yes. A few things you can work on now to set yourself up for success are:

- If you have any barriers to applying for new housing such as poor credit, current debt to HACC, or criminal background, please work with HACC staff to enroll in rent well classes and debt relief. Jemila Hart can be reached Monday – Thursday at 503.702.1587. Make sure that you have any documents that may be required to apply for housing:
- Valid ID, Social Security cards etc. If you have an inoperable vehicle, you will need to plan to dispose of it.

Your well-being is important to us. You will receive more information and additional opportunities to provide input and communicate your relocation needs.

If you have any questions related to relocation prior to our resident meeting in early 2025, please reach out to members of your relocation team:

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