



# Catch-all Chronical

Housing Authority of Clackamas County

Summer 2024



## B-Town OC is Back! Summer 2024

**Tuesdays**  
4 to 6pm

**Clackamas Heights**  
By the playground

July 9th & 16th

&

**Oregon City  
View Manor**  
Outside Community Building

August 6th, 13th & 20th

All Public Housing residents are invited to the family-friendly BBQ event series for all ages.

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

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## Free Food Markets

Could your household use some extra staples, canned goods and veggies this month?

Pick up a food box at one of our neighborhood Free Food Markets!

**Hillside Park**  
4th Tuesdays

8 to 10am at Hillside Park  
(10276 SE D St) in Milwaukie

**OCVM**  
2nd Wednesdays

8 to 10am at OCVM  
(200 S. Longview Way)  
in Oregon City



## New Park Place Community Reimagined

Public Housing Residents Prepare for Change and New Opportunities

After many years of planning and preparation, the redevelopment of public housing neighborhoods in Clackamas County is moving forward.

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.

### Park Place Redevelopment Engagement Series #1

This spring, residents of the Clackamas Heights and OCVM neighborhoods have taken part in a planning process to design what will be called the new Park Place community. This Redevelopment engagement series concluded with a Community Open House held on June 5<sup>th</sup> at the Park Place Church. At this event, the design team discussed the project's history, outlined next steps in the design process, and unveiled the preferred site plan. Attendees engaged with the design team, asked questions, provided feedback, and participated in games, a raffle, and a walking tour of the redevelopment site.

See the back page of this newsletter and scan the QR code to learn more about the results of the resident meetings and the preferred neighborhood designs.

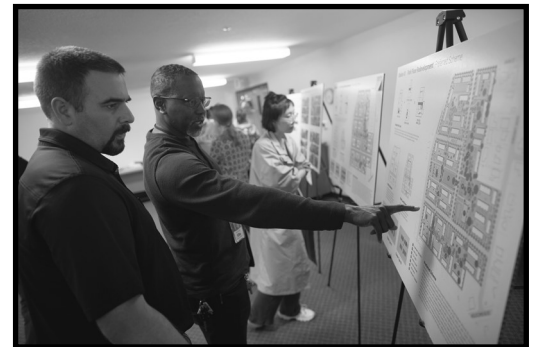
Thank you to everyone who has taken the time to participate in the surveys and meetings. The feedback we've received has been integral to guiding

the site design. The Housing Authority would like to especially express our gratitude to the Community Advisory Committee for their time and willingness to share their experiences. Their contributions played a significant role in shaping the concept plan and provided valuable insight and ideas to the design team.

### Next Steps

The Housing Authority and the design team will begin the land use and entitlement process with the City of

(Continued on page 2)



**Top Right Corner:** B-Town BBQ staff, **Top Left:** Pastor Josh and RS staff David review development plans, **Bottom Left:** CH residents Evelyn, Adam, Axel and Amanda pose for photos at the Community Open House.

Oregon City and other stakeholders to continue refining the design. The Housing Authority will also be procuring an architect and general contractor to help design the buildings and further consolidate the redevelopment plan.

There will be additional opportunities for residents to provide feedback in the coming months on topics including: unit design and amenities, community space, landscaping and site amenities.

The Housing Authority will be notifying residents of these additional engagement opportunities as the design process progresses.

## Public Housing Repositioning Update

The Housing Authority continues to make progress transitioning units from the public housing program. In late May, HACC submitted a Section 18 Disposition application to HUD for its Scattered Site public housing portfolio. Once HUD approves the application, HACC will begin to schedule meetings with residents to discuss individual needs and next steps.

HACC submitted Section 18 applications for Hillside Park Phase 2, Clackamas Heights, and Oregon City View Manor at end of June. HACC anticipates receiving approval from HUD later this year. Please see the updated resident relocation & redevelopment timeline below to understand when your household can expect to starting working with Relocation

counselors to find housing with a Section 8 voucher.

If you are currently living in a public housing unit and you are interested in relocating with a Section 8 tenant-protection voucher as soon as they are available, please let Darcy or Gloria (contact info listed below) know so they can prioritize your relocation.

HACC and its relocation team are committed to keeping residents informed about the process and answering questions about relocation and the repositioning process. Please contact us at any time.

## Opportunities for Home Ownership

With the sale of Scattered Site units, the Development team is working to provide homeownership opportunities for residents who might be mortgage ready to purchase available homes either at market rate or as part of a community land trust.

If you are interested in buying a home, want to learn about homeownership resources and down payment assistance programs, please contact Jemila Hart at 503-702-1587.

## Questions About These Changes?

**For questions about Relocation** – Contact Darcy Vincent at 971-246-1056/Vincent7313@comcast.net

**All other Development related questions** – Contact Gloria LaFleur at 971-930-3184 or by email at GLaFleur@Clackamas.us

Resident Relocation & Neighborhood Redevelopment Timeline*					
<i>Timeline provided is subject to change</i>	<b>Hillside Park (Phase I)</b> 54 units	<b>Hillside Park (Phase 2)</b> 46 units	<b>Clackamas Heights</b> 100 units	<b>Oregon City View Manor</b> 100 units	<b>Scattered Sites</b> 145 units
HACC submits Section 18 Application to HUD	Fall 2022	Fall 2024	Summer 2024	Summer 2024	Summer 2024
Anticipated HUD Approval	Spring 2023	Summer 2025	Fall 2024	Fall 2024	Fall 2024
Relocation Starts	<i>Relocation completed May 2024</i>	Fall 2025**	Late Fall 2024**	<i>To Be Determined</i>	Late Fall 2025**
Redevelopment construction starts	Summer 2024	Spring 2026	Winter 2025-2026	–	–
Redevelopment construction finishes	Spring 2026	Winter 2028	Summer 2027	–	–

# Homeownership Resources

## IDA Matched Savings Accounts for Home Ownership



### What is an Homeownership IDA ?

A Home Ownership Individual Development Account (IDA) is a matched savings account you can use on a down payment on a home.

Every \$1 you save in your IDA account is matched with \$5 more.

### How can I use the money?

You can use the savings in your Homeownership IDA for down payment, inspection and closing costs when you buy your first home.

### What is the Homeownership IDA Lottery?

Because the funding for the IDA program is limited this year, all eligible households who submit an interest application will be entered into a lottery to be held on *Thursday, August 8th.*



### Am I eligible to enter the lottery for a Homeownership IDA?

You are eligible to enter the lottery if you:

- ✓ Are a Public Housing household undergoing the relocation process.
- ✓ Have a minimum household income of \$40,000.
- ✓ Do not currently have an IDA matched savings account.
- ✓ Have completed or are registered to complete the *Financial Foundations* workshop offered online through DevNW.
- ✓ Submit an application to be entered into the Homeownership IDA lottery by August 7th.

### How do I find out more?

Please call Jemila Hart with HACC Resident Services at 503-702-1587 to complete an IDA interest application for the lottery, to register for the DevNW Financial Foundations course or if you have questions.

## 25th Annual Latino Home Fair Saturday — September 21st, 2024

11am to 5pm

Rockwood Village  
783 SE 185th Ave.  
Portland, OR - 97233

Every year Hacienda CDC brings together trusted business and organizations to help first-time homebuyers on the path to homeownership.

Connect face to face with organizations, resources and education to aid in your home buying journey.

## The Family Self-Sufficiency (FSS) Program *is accepting applications!*

By enrolling in the FSS program, you will have the opportunity to save with an *escrow account* and get support to meet your personal and career goals.

Residents have used the savings in their escrow accounts to purchase homes, buy cars, pay for education, get out of debt and get ahead in life.

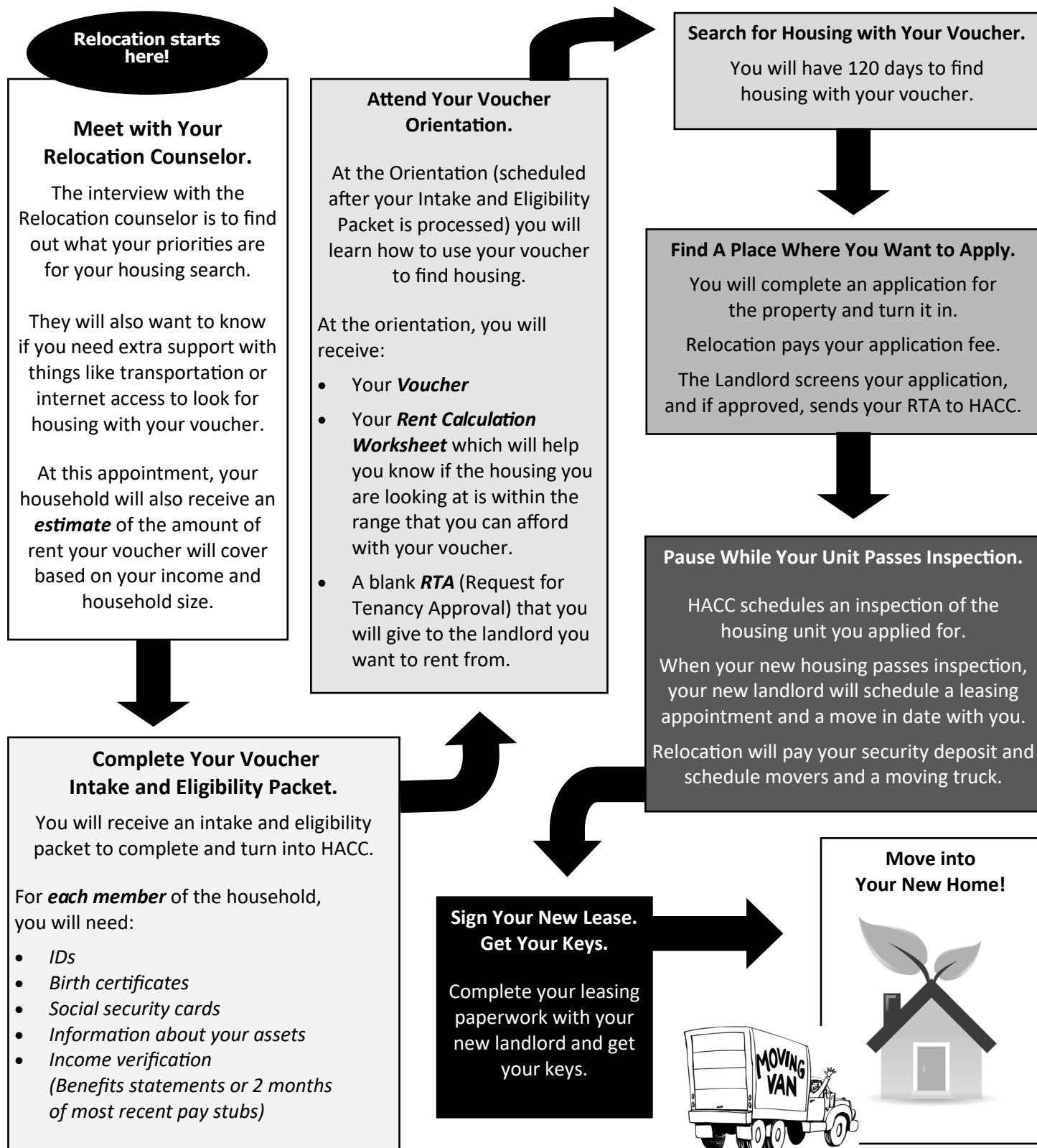
If you would like to learn more about this amazing opportunity, check out our webpage dedicated to the Family Self Sufficiency Program:  
[www.clackamas.us/housingauthority/fss](http://www.clackamas.us/housingauthority/fss).

Contact Ashley Fischer at 971-378-8723 or by email at [AFischer@clackamas.us](mailto:AFischer@clackamas.us) for more information.



## 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.



## Resources for Getting Ready For a Successful Housing Search



When the time comes (see Redevelopment timeline on page 2), Relocation housing counselors will be supporting you in your search for a new home with your voucher.

If you can start addressing any potential barriers to renting now – in the long run, you will have more housing options to choose from.

Things that can make your housing search easier and less stressful include:

- Understanding how your voucher works and how to search for rental housing with it. See the Road Map on the opposite page!
- Staying in touch with the Relocation team so that they can send you leads, pay your application fees, security deposits and moving costs.
- Having a 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 the household.

Please reach out to your Resident Services team (see Staff Directory listed on page 7) for support and especially if you need assistance paying for any missing documents. And, check out the resources on this page to see if they could be helpful as you get ready to rent with Section 8!

### 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 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 up to 2 years of your on-time rent payments reported to the credit bureaus. Call Jemila at 503-702-1587 or Bernadette at 971-930-0677 to find out more and to enroll.

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#### Community Lending Works Credit Building Loans

A Credit Builder Loan is a small loan designed to help you establish or boost your credit profile.

It is simple and works like this: You make small monthly payments over a year to CLW. CWL reports your payments to the major credit bureaus. After 12 months of payments, your good payment history increases your credit score and we return the principal to you.

To apply, go to: [communitylending-works.org/express-loan-portal](http://communitylending-works.org/express-loan-portal) or call 541-345-0446.

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#### American Consumer Credit Counseling

A non-profit credit counseling agency that helps consumers take control of their financial lives through credit counseling, debt consolidation and financial education.

[www.consumercredit.com](http://www.consumercredit.com) or call 1-800-769-3571.

## Community Events and Resources

### Produce in the Park

Wednesdays — 12 to 1pm  
July 24th, August 21st & September 25th

This summer, visit the pop-up produce stand at the “park” behind the Community Teaching Kitchen (10202 SE 32nd Ave, Ste 101 in Milwaukie) on the campus of the Providence Milwaukie Hospital.

Treat yourself to some free fresh vegetables harvested from the PMH Garden of Giving and provided by the Community Teaching Kitchen’s fresh food pharmacy.

Questions? Call Jon at (503) 513-8067 or email: [jon.schmidt@providence.org](mailto:jon.schmidt@providence.org)



### Fraud Prevention Workshop *Protect Yourself from Common Scams*

Thursday, September 12th  
from 1:30 to 3pm

At Hillside Manor  
Community Room (1st Floor)

Featured presenters from the:

#### Clackamas County SHIBA program

Medicare fraud is estimated to cost \$60 billion annually. How does this affect you, and how can you help stop it?

Hear from the SHIBA (Senior Health Insurance Benefits Assistance) program about how to prevent, detect, and report health care fraud, errors and abuse.

#### AARP Speakers Bureau

If you or a loved one has been targeted by a scam or fraud, you are not alone. There is a lot of scams out there including Romance Fraud and Cybercrime. Our speakers are fraud specialists who can provide free support and guidance on what to do next.

Call Resident Services  
Coordinator, Kellie  
Goodwin, at 971-442-5670  
if you have questions or  
want to attend.



### Organic Gardening Workshop *with Growing Gardens*

Saturday, July 13th  
11am to 12:30pm

At the Clackamas Heights  
Community Garden in the D Loop

Learn to make trellises from natural materials, an organic pest repellent and homemade, and non-toxic cleaning supplies.

Call Nichole the Clackamas Heights Community Garden Coordinator at (971) 378-8726.

### Join Us for BTown OC!

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

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

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**July 9th & 16th**

*At the Clackamas Heights Playground*

**August 6th, 13th and 20th**

*Outside the OCVM Community Building*

**August 20th Back to School Special:**

*Free School Supply Giveaway!*



## Property Management Concerns

### Lawn Maintenance Charges Increasing

If you are a scattered site resident, please keep up with your lawn mowing and maintenance as beginning July 1st, mowing charges are increasing.

If you receive a notice and don't respond promptly, you will be charged at a rate of \$50/hour for the first two hours and then \$23/hour for the total time it takes Maintenance staff to mow and maintain your lawn.

Reach out to your Property Manager if you have concerns about this.



### Did you notice you received a notice?

Maintenance issued 24-notices for pre-inspections all during the first three weeks of July to prepare for HUD REAC inspections at Clackamas Heights on **July 22nd**, OCVM on **July 23rd** and Hillside Park on **July 26th**.

HACC funding is tied to whether we pass REAC inspections in units randomly selected in each neighborhood. Please address any issues found during your pre-inspection, such as a blocked entry, items too close to your heaters or other safety issues as quickly as possible.

## Housing Authority Resident Support Directory

### Administration —

Administration Office (503) 655-8267

### HACC Director

Chris Aiosa (971) 442-0817  
*HACC Executive Director*

### Development & Relocation —

Darcy Vincent (971) 246-1056  
*Relocation Coordinator*

Gloria LaFleur (971) 930-3184  
*Housing Developer*

### Property Management—

Ariana Stalcup (503) 650-3415  
*Property Manager*

Work orders (503) 650-3535

Emergency # (503) 780-3896

### Resident Services —

Elizabeth Miller (971) 201-0467  
*Resident Services Supervisor*

Jemila Hart (503) 702-1587  
*Human Service Coordinator II  
ROSS Grant & Resident Services  
Coordinator for Scattered Sites*

Bernadette Stetz (971) 930-0677  
*Resident Services Coordinator  
HomeForward  
OCVM & Clackamas Heights*

### Resident Services Continued...

Bryant Leathers (428) 253-7729  
*Recovery Housing Coordinator II  
Impact NW  
OCVM & Clackamas Heights*

Nichole Scott (971) 378-8726  
*Community Garden  
& Food Security Coordinator  
Confluence AmeriCorps  
Clackamas Heights & OCVM*

Kelly Goodwin (971) 930-0677  
*Resident Services Coordinator  
Hillside Park and Manor*

Tiffanie Kearney (971) 347-4381  
*Peer Support Specialist  
Mental Health and Addiction  
Association of Oregon  
Hillside Manor*

Claire Albright (971) 429-1238  
*Community Garden  
& Food Security Coordinator  
Confluence AmeriCorps  
Hillside Manor and Park*

Raúl Preciado (971) 754-8779  
*Recovery Housing Specialist  
Impact NW*

David Jacobs (971) 347-4381  
*Resident Services Specialist  
Section 8 Voucher Program*

Kedrick Starr (503) 449-5730  
*Recovery Housing Specialist II  
Impact NW*



# Housing Authority of Clackamas County

13900 South Gain Street  
Oregon City, Oregon 97045-1284

Phone: 503-655-8267

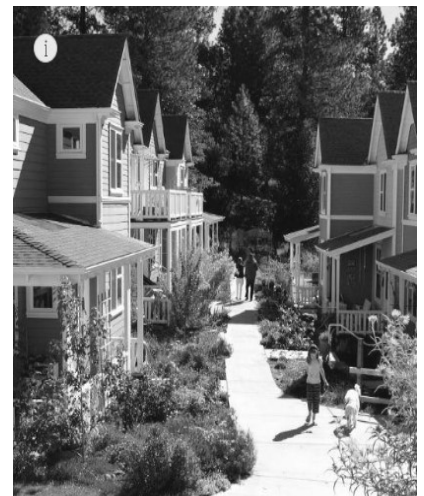
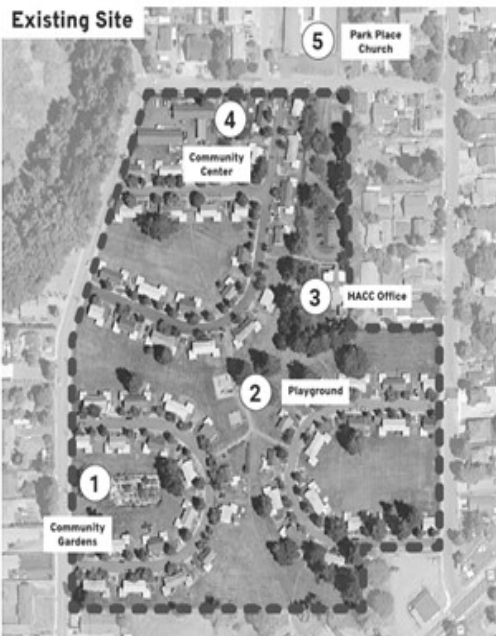
Fax: 503-655-8676

## HACC

### Equal Housing Opportunity



## The Park Place Redevelopment Project



Scan the QR code to the right to explore the future vision of Clackamas Heights and to learn more about the Park Place Redevelopment Project including the Cottage Cluster design, the proposed new street grid, the design outcomes that came from the resident engagement process and more!

