



Catch-all Chronical

Housing Authority of Clackamas County

Spring 2024



Community Collection Days!

Get rid of all your unwanted stuff in your home!

At OCVM

Saturday – April 27th from 11am to 3pm

At Clackamas Heights

Saturday – May 4th from 11am to 3pm

See page 6 for details.

Keep More of What You Earn

Get your taxes done for Free with CASH Oregon.

Services are offered in person at Free Tax-sites near you and through virtual appointments.

To find an appointment at: www.cashoregon.org

Spring into New Career and Educational Opportunities

Tuesday – April 9th from 3:30 to 4:30pm

At Clackamas Community College

Hear from former TANF recipients about CCC and the CAT Apprenticeship & Training Program

Gift cards, food and transportation provided.

To register scan the QR code!



Preparing for Growth and Change

HACC holds Resident Meetings to talk about Relocation And To Gather Ideas For the Design of New Park Place Neighborhood

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.

HACC holds Resident Meetings about Relocation

Over the last few weeks, the Housing Authority hosted a series of meetings with residents from Clackamas Heights, Oregon City View Manor (OCVM), and the Scattered Sites.

The purpose of these meetings was to notify residents of the Housing Authority's intention to reposition its Public Housing portfolio. During these meetings, the Housing Authority and its relocation specialist, Darcy Vincent, of DDV Consulting Services, provided an overview of the Authority's plans and answered questions.

Please Return Your GIN Notice

Resident who attended these meetings received a General Information Notice (GIN). These were mailed to any households unable to attend.

The GIN notices are written notice of HACC's intention to submit a Section 18 disposition application. These notices provide an overview of the relocation assistance that will be available to residents if the application is approved and a brief overview of how Tenant Protection Vouchers work.

All GIN notices should be signed and returned to Darcy at your earliest convenience. Darcy's contact information is on the letter and on page 2 of this newsletter.

Park Place Redevelopment Engagement Series

Alongside the meetings about resident relocation, HACC has begun a series of engagement meetings with the residents of Clackamas Heights and OCVM. These meetings are designed to get feedback on the future development, which we are calling the Park Place Redevelopment, which will be built on the existing Clackamas Heights property.

(Continued on pg. 2)



Designing the New Park Place Community (continued from pg. 1)

The Park Place Redevelopment is envisioned as a safe and vibrant community with open space, quality amenities, new utility infrastructure, and well-designed residences which may include up to 250 homes. All residents from Clackamas Heights, OCVM, and Scattered Sites will have the right to return or be given waitlist preference to the newly developed Park Place Redevelopment once construction is complete.

This engagement series kicked off with resident and community listening sessions where the design team, made up of HACC, BORA Architecture, PLACE Landscape Architects, and Cascadia Consulting, listened and received feedback about the site. The feedback received was documented and will be used to inform the redesign.

Community Design Advisory Committee

Beginning in March and continuing until May, the design team will host a series of 3 visioning sessions with a smaller group of residents from OCVM and Clackamas Heights. This group will make up the Community Advisory Committee and these meetings will continue to inform the site plan and design concept. After each meeting, a survey will be sent to

all Public Housing residents that includes progress updates and a request for feedback.

The culmination of this series will include an open house, hosted in June, where the design team will share design concepts with the larger community. We look forward to sharing updates and hearing from residents as we continue this process.

Opportunities for Home Ownership



With the disposition 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 (see pg. 4-5). If you are interested in buying a home or want updates about this, contact Jemila Hart at 503-702-1587.

Questions?

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 approximate and subject to change</i>	Hillside Park (Phase I) 54 units	Hillside Park (Phase 2) 46 units	Clackamas Heights 100 units	Oregon City View Manor 100 units	Scattered Sites 145 units
HACC submits Section 18 Application to HUD	Fall 2022	Fall 2024	Spring 2024	Spring 2024	Spring 2024
Anticipated HUD Approval of Section 18 Applications	Spring 2023	Summer 2025	Fall 2024	Fall 2024	Fall 2024
Resident Interviews with Relocation counselors	Underway	Fall 2025	Fall 2024	Fall 2025	Spring 2025
Households begin move to new homes with S8 Vouchers	Underway	Winter 2025	January 2025	Late Fall 2026	Summer 2025
Redevelopment construction starts	Spring/Summer 2024	Spring 2026	Winter 2025-2026	–	–
Redevelopment construction finishes	Spring 2026	Winter 2028	Summer 2027	–	–

Resources for Getting Ready For a Future Housing Search



When the time comes (see Redevelopment timeline on opposite page), 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.
- Staying in touch with the Relocation team so that they can send you leads, pay your application fees 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.

Check out the resources on this page to see if they may be helpful as you get ready to rent with the Section 8.

Rent Well

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 or on Zoom. This course is also available as an online eCourse that can be completed at your own pace.

To set yourself up for success in your future housing search, we highly encourage tenants to take it!

In fact, the first 10 households to show us their completion certificates, we'll give a \$50 gift card!

To do so, contact Bernadette at 971-930-0677 or email it to bstetz@clackamas.us

Call 503-515-1328 or scan this QR code to learn about the Rent Well eCourse:



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.

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. We report your payments to the major credit bureaus. After 12 months of payments, you have a good payment history and we return the principal to you.

To apply go to: communitylending-works.org/express-loan-portal or call 541-345-0446.

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.

To find out more go to: www.consumercredit.com or call 1-800-769-3571.



HACC Residents Make Home Ownership Real with Habitat for Humanity

Congratulations to LaToya Moore, former Scattered Site resident, and Cinnamon Ruffin, former Hillside Park resident, who both became home owners with Habitat for Humanity this spring!

“I realized that as a single parent living in housing it was just time to grow and do something different,” Cinnamon recalled. “It was hard at first, I had to work on paying down my debt in order to qualify. Being on disability, I also had to get creative to meet the minimum income requirements of the program – my daughter and I were able to combine our incomes and buy the house together.”

LaToya had wanted to purchase her own home for years, but wasn't sure quite how to do it. A key strategy for her was to learn how Habitat programs worked so that she was prepared when homes in areas she wanted to live were built and available for sale. She also focused on getting organized, paying down debt and remembering her priorities when it came to spending money.

Cinnamon loves her new home. Her favorite features are the high ceilings, the lighting and the wood floors. LaToya really appreciates her a private entrance, central heating and the new washer and dryer. For LaToya, owning a home that she is able to pass the home to her kids was a huge accomplishment.

Who qualifies to purchase a Habitat for Humanity home?

- Be a first time homebuyer
- Homeowners participate in the construction of their home by completing 200 hours of “sweat equity.”
- Be 35% to 85% of Area Mean Income (AMI) with a minimum gross income of \$37,500 and 2 years of continuous work history

Attend an information session to learn more on **1st Wednesdays at 4pm**. To register go to: www.habitatportlandregion.org/information-meeting



LaToya's New Condo!



LaToya picks up her new house keys!



Cinnamon and daughter NeNe putting in “sweat equity” hours building their new Habitat home.



There from the ground up!



The New Place

What is a Community Land Trust (CLT)? Proud Ground makes Homeownership Affordable



Proud Ground, a Community Land Trust, is making homeownership affordable for lower income households. They do this by taking the cost of land out of the purchase price of the home.

The HACC Development Team is working with Proud Ground and the community land trust model of homeownership as it determines how to provide home ownership opportunities as part of the sale of Scattered Sites.

How do Community Land Trusts Work?

When a family or individual purchases a house that is on land owned by a community land trust, they are only purchasing the house, not the land that the house sits on. This makes the house much more affordable. The homeowners then lease the land their house sits on from the CLT. The lease is long term, often a 99-year renewable lease. With Proud-Ground, the leasing fee is \$45/month.

If and when the homeowner(s) decide to sell the home, they agree to sell it at a restricted price in order to keep the house affordable.

With Proud Ground, when a homeowner in their program decides to sell their home, the equity they receive equals:

- 100% of what you paid towards the Principal
- 100% of the Down payment
- 25% of the increase in Property Value



Proud Ground home currently for sale in Milwaukie
Price: \$184,870 or \$1524/month
Beds: 3 | Baths: 1.5 | Floors: 2 | Est. Sq. Ft: 1,065

To be qualify to buy a home through Proud Ground, you must:

- Complete the Eligibility Intake form – Eligible Households have household income above \$35,000 and below 80% of the Area Mean Income for their County.
- Complete a pre-recorded or live Info Session & Questionnaire
- Work on becoming Mortgage Ready with a Proud Ground Homeownership counselor

Being Mortgage Ready means:

- **Good Credit** – you will need a credit rating of 620 or above to qualify for a mortgage
- **Manageable debt** – at the time of home purchase, your monthly debt payment should not exceed 10% of you gross monthly income
- **Steady employment in the same line of work** – At the time of home purchase, you should have proof of steady employment/income for the past 2 years.
- **Adequate savings** – At the time of home purchase, you must have \$3000 to \$6000 in savings to cover closing costs

To get started with Proud Ground, learn about Community Land Trusts and to see some of the homes in the Proud Ground program being offered for sale go to their website: www.proudground.org

Homebuyer Down Payment Assistance in North Clackamas

Qualified first time home buyers may be eligible for 0% interest deferred payment home loans equal to 6% of the home price up to a maximum of \$14,000.

Call 503-742-4322 or go to:
www.clackamas.us/development/downpaymentloan to find out more.



Free Eco-Friendly Community Collection Events

*Get help removing unwanted
items from your home!*

Oregon City View Manor
Saturday, April 27th – 11 to 3pm

Drop box location:
Lower parking lot next to
community building

Clackamas Heights
Saturday, May 4th – 11 to 3pm

Drop box location:
Parking lot near the laundry room

Drop off items at drop box
locations yourself OR schedule a
pick-up on the Collection Day!

To schedule a pick up, please call
Bernadette (971-930-0677)
or Bryant (458-253-7729).

Items collected maybe donated
to local reuse organizations.



Community Resources

Find the Help You Need To Feel Better.

988 Suicide & Crisis Lifeline

24-hour confidential support for people in distress.
Prevention and crisis resources for you or your loved ones.
If you or someone you know is struggling or in crisis,
help is available. Call or text 988 or chat 988lifeline.org

Crisis Line for Veterans

Dial 988 then press 1 | Text: 838255

The STOMP Out Bullying Live Help Chat Crisis Line

If you are being bullied, it might feel like there is no end in
sight. No fear – there are so many people here to help. Text
HOME to 741741 to connect to a volunteer counselor.

SAMSHA National Helpline

24/7 free and confidential treatment referral and
information about mental and substance use disorders,
prevention, and recovery. Call 1-800-662-HELP.

Clackamas County Support & Crisis Line

If you are experiencing a mental health crisis, the Clackamas
County Support and Crisis Line is available 24-hours a day,
7 days a week by calling 503-655-8585.

Could you use support in recovery?

An Alcoholics Anonymous and Narcotics Anonymous
Group is happening on Thursdays from 4:30 to 5:30pm
at the Oregon City View Manor Community
(200 S. Longview Way in Oregon City)

Contact Peer Mentor Bryant Leathers
at 458-253-7729 for more information.

Bryant can also be reached by email at
bleathers@impactnw.org

We thank you Park Place Church! — David Jacobs (right) with
HACC Residents Services presents Josh Shelton (left), Pastor of the Park
Place Church, with a certificate of appreciation for all the support he
and his congregation have provided to the Clackamas Heights and
OCVM communities this year.

Would your kids love to participate in an activity?

Building Blocks 4 Kids provides scholarships for kids to participate in fun activities of their choice.

Scholarships can be for everything from sports to piano, girl scouts to the debate team, tutoring to guitar lessons.



Or need some new clothes for school ?

The Bloomin' Boutique can help with that. BB is a non-profit organization dedicated to giving a hand up by providing new clothing, shoes, back packs, bedding and personal care items for youth age 0 to 18. Each child can be referred to the program three times.

For a clothing referral and/or a scholarship application contact Patricia at 971-990-8723.

Property Management & Resident Services Staff Directory

Administration —

Administration Office (503) 655-8267

HACC Director

Toni Karter (503) 650-3139
HACC Director

Property Management—

Kellie Borgen (503) 650-3430
PM Clackamas Heights & OCVM

Ariana Stalcup (503) 650-3415
PM Hillside Park & Scattered Sites

Maintenance Office —

Work orders (503) 650-3535

Emergency # (503) 780-3896

Resident Services —

Elizabeth Miller (503) 702-1587
Resident Services Supervisor

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

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

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

Resident Services Continued...

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

Patricia Payne (971) 990-8723
PSU Social Work Intern

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

Jenny Cannard (503) 583-3768
Recovery Housing Specialist II
Impact NW

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

Raúl Preciado (971) 754-8779
Recovery Housing Specialist
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

Health, Housing
& Human Services 
CLACKAMAS COUNTY

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 in Milwaukie
(10203 SE Hillside Ct.)



OCVM — 2nd Wednesdays

2nd Wednesdays from 8 to 10am
at OCVM in Oregon City
(200 S. Longview Way)

