

**Scattered Site Relocation Meeting Q&A
November 12th, 2024**

GENERAL RELOCATION & VOUCHER QUESTIONS

Q: What is the timeline?

A: The estimated timeline for the Scattered Sites is below

Milestone	Timeline
HACC Submits Section 18 Application to HUD	Spring 2024
Anticipated HUD Approval	September 2024
TPV Application Submittal	October 2024
Anticipated TPV Application Approval	November 2024
Households begin meeting with Relocation Team	January 2025
Anticipated Relocation Completion	December 2026

Q: What if I don't qualify for Section 8?

A: You may be eligible for other relocation benefits. Contact Darcy to confirm and discuss options.

Q: Can I move in July 2025?

A: Yes, interviews will be scheduled, and the relocation team will provide outreach.

Q: Can I search for a single-family home instead of an apartment?

A: Yes, you can look for any type of housing, not just apartments.

Q: Will I know how much my voucher covers before I move?

A: Yes, you will receive this information during the intake process

Q: If I owe money, will I still get a voucher?

A: Contact Ariana in Property Management to set up a payment plan and discuss eligibility.

Q: Can I choose a 3-bedroom if I qualify for a 2-bedroom?

A: Yes, as long as the 3-bedroom is within your payment standard. You can't pay the difference.

Q: Will I still pay rent after I move?

A: Yes, rent is calculated based on your adjusted net income.

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Q: Will utilities be covered?

A: It depends on the property. Some include utilities, while others do not.

Q: Does the move-in cost cover first, last, and deposits?

A: Yes, you'll be reimbursed for refundable deposits, and rent is covered by your voucher.

Q: What should I bring to the relocation meeting?

A: No documents are needed for the meeting. A list of required documents for the intake process will be provided.

Q: Is Section 8 only for families with children under 18?

A: No, Section 8 is available to anyone who meets eligibility requirements.

Q: Do I need to be a U.S. citizen to qualify?

A: Contact the Housing Authority (HA) for more information.

Q: When is the voucher amount determined?

A: It's decided during the intake process based on your income and household details.

Q: What is the qualifying income threshold?

A: 80% of Area Median Income (AMI). This can be discussed further if you're close to the income limit.

NEXT STEPS & UPCOMING MEETINGS

Q: What are the next steps for residents to relocate?

- **One-on-One Relocation Meeting** - Meet individually with a relocation counselor to discuss your moving timeline, preferred relocation destination, and any barriers that may make it difficult to move.
- **Submit Referral Form** – Complete and submit the referral form to begin the intake process.
- **Complete Intake** – Once your intake is processed, you will receive RAFTA (Residential Assistance for Families in Transition) paperwork.
- **90-Day Notice** – After intake, you will receive a 90-day notice to find replacement housing.

Q: What's the format for one-on-one meetings?

A: Meetings can be via Zoom, phone, or in-person, depending on your preference.

Q: When should I schedule my one-on-one interview if I want to move by Q1 2025?

A: Schedule within the next 30-45 days for a move in Q1 2025.

Q: Will the one-on-one interview cover eligibility based on current income and household composition?

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A: Eligibility questions will be addressed by HACC. The relocation consultant will focus on your future housing needs and the process for finding replacement housing.

MOVING & HOUSING SEARCH

Q: What moving expenses are covered?

A: You can either hire movers or be reimbursed for a fixed residential rate, as long as the move happens on the committed date.

Q: How does the moving process work?

A: Moving assistance varies based on need—either through movers, self-packing, or accommodations for special needs.

Q: How will the move-out timing be managed?

A: Move-out schedules will prioritize those wanting to move first, with outreach and coordination ahead of time.

Q: Will HACC help me find housing?

A: Yes, the relocation consultant will assist with leads, but you'll need to communicate your specific housing needs.

Q: Will curbside pickup be available at scattered sites?

A: Yes, HACC will work directly with residents on this.

Q: What if I might be over-income?

A: Discuss your situation during the one-on-one meeting. Relocation assistance is available, even if you're not claiming the TPV.

Q: Will new construction units be available within the relocation timeline?

A: Yes, Hillside Park Building C will be ready by February 2026 and will include ADA units.

HOME PURCHASE & COMMUNITY LAND TRUST (CLT)

Q: What are my options for purchasing a home?

A: You can buy your home through a fee-simple purchase or participate in a Community Land Trust (CLT) at a discount. Contact Jemila for more details.

Q: How does the Community Land Trust compare to a fee-simple purchase?

A: CLT reduces costs by about 1/3. The land is owned by the trust, while the homeowner owns the improvements. Contact Jemila for more details.

Q: If I decide not to buy my current home, will I still have time to claim the TPV?

A: HACC will set a deadline for deciding whether to buy or claim the TPV and move out.

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Q: Can I buy a different scattered-site home?

A: If interested, contact Jemila. Priority is given to those wanting to purchase their current home first.

Contact information for questions:

Homeownership opportunities:

- Jemila Hart (Human Service Coordinator with HACC)
- jemilahar@clackamas.us
- 503-702-1587

Relocation Questions:

- Darcy Vincent (Relocation Consultant)
- Vincent7313@comcast.net
- 971-246-1056

All other questions:

- Gloria LaFleur (Housing Developer with HACC)
- ssinfo@clackamas.us
- 971-930-3184