



Raleigh Housing Authority

**HERITAGE PARK RESIDENT
RELOCATION MEETING**

May 20, 2024

RESIDENT MEETING AGENDA

MAY 20, 2024



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- Welcome Heritage Park Residents!
- Introduction of Team
- Section 18 Overview
- Relocation

PREVIEW OF UPCOMING REDEVELOPMENT MEETINGS: HERITAGE PARK NOW / FUTURE



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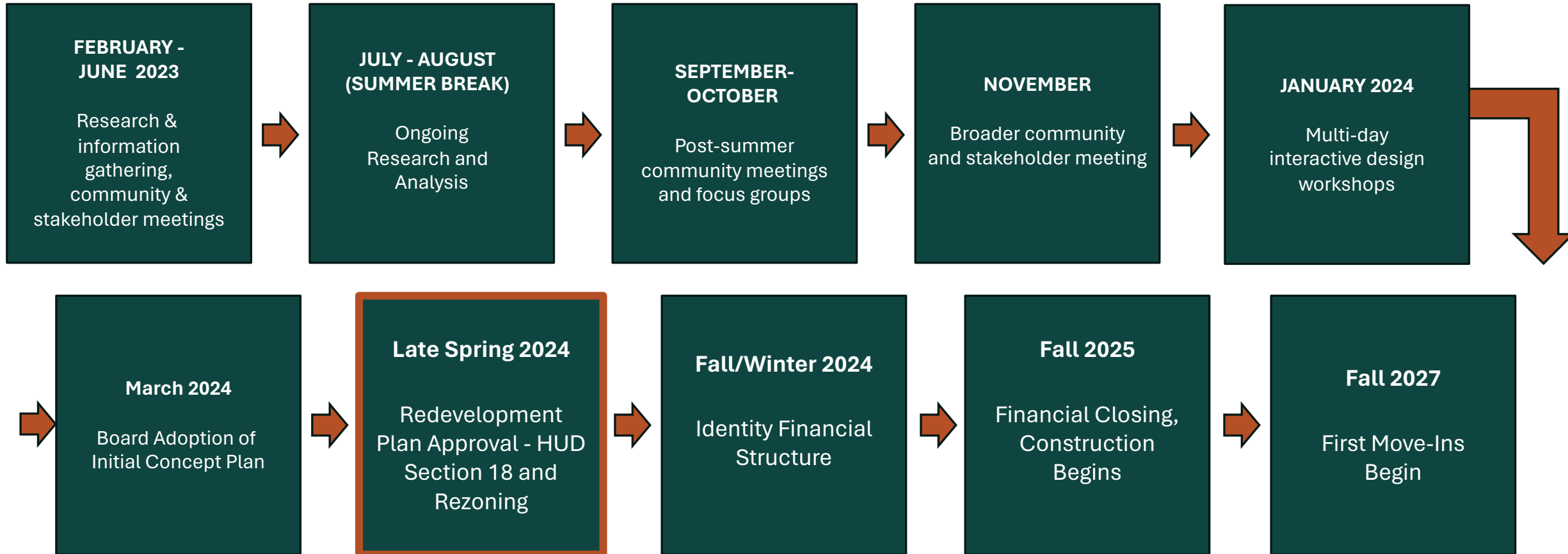
HERITAGE PARK NOW



HERITAGE PARK IN THE FUTURE



HOW DID WE GET HERE AND WHERE ARE WE?



WE ARE HERE!

WE HAVE A PROPOSED PLAN. WHAT'S NEXT?



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RHA needs HUD Approval before RHA can redevelop.

HUD Approval = Approval of RHA's **Section 18 Application:**

- HUD agrees that the cost of repairs is too high
- HUD accepts RHA's future plan for Heritage Park
- HUD is satisfied that low-income residents will benefit
- HUD approves the description of the relocation plan in the application



SECTION 18 OVERVIEW

- RHA will dispose (or transfer) Heritage Park to a separate entity, but RHA will still have control of the site
- Approval does allow RHA to apply for vouchers for every "occupied unit"
- Section 18 approval does not include any money from HUD
- RHA will be able to seek funding for redevelopment

WHAT WILL RHA ASK FOR OR PROMISE?



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- Benefit for low-income households must be same or higher:
 - At least 122 subsidized units--rent still based on 30% of income
 - Additional unsubsidized affordable housing
- Current residents in good standing have a right to return
- RHA will pay for residents' reasonable costs of relocation

RELOCATION ASSISTANCE ELIGIBILITY



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Do you qualify to receive relocation assistance?
Make sure you can answer “yes” to these questions...

- ✓ I am in the United States legally.
- ✓ I am listed on a Heritage Park lease agreement.
- ✓ I have made my rent payments as scheduled or am in a repayment agreement with RHA and have made all required payments, and
- ✓ I am not being evicted by my Manager.



RELOCATION FUND CHOICES

RHA will provide relocating residents with funds to put towards moving. Moving funds can be:

1) A fixed amount based on your bedroom size.

1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
\$750	\$1,050	\$1,200	\$1,350	\$1,600

2) Or your actual “reasonable” moving costs.

- Residents will have to keep up with budgeting and receipts for this option.



OTHER RELOCATION HELP

In addition to receiving funds, residents will also:

- Complete a resident survey identifying moving preferences.
- Work with RHA staff and get their help looking for a home.
- Receive mobility counseling and advice.
- Move into a home that is fundamentally the same or *even better* than your current home!

REPLACEMENT HOMES



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■ What are your options and where will you go?

You can choose:

- Another RHA public housing community or site,
 - Section 8 using a tenant-based housing voucher, or a
 - Project-based voucher community or site.
- RHA staff will be working with you to help to identify when and where you will be moving.
- You will not lose housing assistance because of redevelopment!

RETURNING RESIDENT BENEFITS



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- **Can you come back to the new Heritage Park? Absolutely!**
 - You have the right to return and get to choose for yourself if you want to come back, if you have remained in good standing.
 - You can get on the waiting list before people who don't live here now.
 - You get a preference that will put you at the top of the waiting list above all who are not currently HP residents.
 - RHA will help pay to move you if you want to come back to this community.

UPCOMING RESIDENT MEETING DATES



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Additional resident meetings to discuss the Section 18 application process and tenant relocation.

Please mark your calendars:

- **Tuesday, May 21** at 6:30pm (Virtual via Zoom)
- **Wednesday, May 22** at 12pm (Virtual via Zoom)
- **Wednesday, June 26** at 6:30pm (In-person)

Daytime office hours to speak with the RHA Real Estate Development Team and Partners. **Wednesday, June 26** – *More details to come, save the date!*



Raleigh Housing Authority

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