

RALEIGH HOUSING AUTHORITY RELOCATION PLAN SYNOPSIS

The Raleigh Housing Authority (“RHA”) has completed multiple resident relocation and community rebuilds in the last few decades. RHA appreciates that relocation is disruptive to the families we serve. In order to minimize the disruption, RHA uses the previous relocation plan to form the basis for the next one. This enables RHA to improve the process each time.

Heritage Park has become increasingly more difficult to maintain to the standard required by RHA. The problems in this community drain resources away from more viable communities. While it is not possible to predict all of the relocation issues that will arise, RHA will attempt to handle all issues fairly and consistently without bias.

Meetings

RHA will meet with residents numerous times throughout the redevelopment process, both in group settings and individually. Residents will be afforded the opportunity to voice their opinions and provide input into the development of the community and the Relocation Plan. Guests may be included in resident meetings, including contractors, architects, and other interested building partners to help provide a more hands-on process to gather resident input. Interested service providers and other community representatives will also be encouraged to provide input.

Notices

RHA will issue a series of notices to residents including a Notice of Eligibility for Relocation Assistance, 90 Day Notice to Vacate, and copies of the Relocation Plan. At every opportunity, RHA will inform residents not to vacate until directed to do so by RHA in writing. RHA will utilize multiple formats to help distribute notices to residents to help ensure that everyone has an equal opportunity to participate and be informed. Displays and handouts that describe the amenities at each public housing community, and general information on resident rights and responsibilities will be provided prior to anyone being required to relocate.

Community Engagement and Services

RHA will involve case managers that residents may have such as mental health workers, child protective services, or substance abuse workers. RHA will need to rely on the residents for this information and for authority to release related information.

Relocation Assistance Payments

Relocation assistance and payments will be provided to residents based on the Uniform Relocation Act (“URA”). These payments will be provided based on applicable guidance at that time and must be used for authorized moving expenses only. Everyone in occupancy and in good standing at the date of the Vacate notice will be eligible for relocation assistance. RHA may pay for contractors to pack and unpack for the elderly and disabled not physically able to complete this task.

Relocation Housing Choices

The Uniform Relocation Act (URA) only requires that persons relocated from public housing be placed in other public housing. However, RHA intends to offer a wider variety of options to residents to make this transition as easy as possible. The benefits, qualifications and responsibilities vary depending on the type of replacement housing the family chooses.

Residents may need to meet and pass any screening criteria for occupancy by landlords. RHA may allow families to split during relocation if the family determines this to be in the best interest of all family members.

Current Heritage Park residents will have three paths for relocation: 1) relocation to another RHA managed public housing community; 2) relocation on-site at Heritage Park during construction phasing; 3) utilizing a Section 8 housing choice voucher.

Transferring to another Public Housing Community

Residents who wish to move into another public housing unit will be asked to complete a survey and provide three public housing locations where they would like to live. Residents may choose a comparable unit at any of the public housing locations for which they qualify, provided there are vacant units of the right bedroom size available. Residents will be provided with additional unit information prior to having to make their relocation selection. Community information and tours may be arranged so residents can see the choices available to them.

Once the resident has provided three public housing locations, RHA will make every effort to place the family in one of these locations, depending on unit availability and family size. RHA can only offer units in locations where there are vacancies. Provided residents leave their units free of all trash, clean the appliances and have not damaged the unit beyond normal wear and tear, the security deposit will be transferred to the new location.

Transferring within Heritage Park during Phasing

Residents may choose to stay on-site during the demolition and reconstruction of Heritage Park. These residents will be required to move around the site depending on their current location and the phase of construction. RHA will seek to minimize the number of times any one family is moved on-site to reduce relocation burdens on the family. Moves will be phased in such a way as to prevent one family or individual from being left alone in a building whenever possible.

Housing Choice Voucher Relocation

RHA plans to seek additional tenant protection vouchers to assist with relocation. Staff will provide explanations of the differences between public housing and the voucher program including financial differences, rules of the programs, responsibilities of RHA, the landlord, and the resident. RHA may issue vouchers in smaller groups as to not put everyone in a position of competing with each other to utilize the voucher. If the voucher expires without the resident having found a unit, RHA may offer a public housing replacement unit. RHA staff may attempt to recruit landlords in non-poverty areas of the city.

Right to Return

Heritage Park residents who are relocated due to the rebuilding of the site have the right to return to the community once it is completed. Relocated residents will be allowed to apply to the new Heritage Park waiting list prior to it being open to the public. Applicants must be in good standing with previous/current landlords on resident status and independent criminal background checks.

A preference will be provided that will allow applicants who were relocated due to construction to be prioritized on the new Heritage Park waiting list regardless of work status or other preference status. This preference will be provided on a temporary basis until one year after the completion of site construction, excluding parcel E. Points will be added to the application once staff is able to confirm the household qualifies for the preference.

Anti-Discrimination

No one will be discriminated against on the basis of protected class status including race, color, age, religion, sex, familial status or disability. RHA will use flexibility and judgment when encountering issues unique to specific families that cannot easily be addressed in a policy.

DRAFT