

Welcome to Relocation 101

NORTH BLVD. HOMES & MARY BETHUNE HI-RISE



Why are you here?

The Housing Authority has embarked on a public/private partnership to redevelop North Boulevard Homes and Mary Bethune Hi-Rise. All of the existing public housing units at this site will be demolished and replaced with new dwelling units and related community facilities in a mixed income/mixed use community. All current residents of North Boulevard Homes and Mary Bethune Hi-Rise will be required to relocate to other housing prior to demolition and construction of the new community.



Purpose



The purpose of this Relocation Class is to inform you of the policies and procedures for vacating North Boulevard Homes and Mary Bethune Hi-Rise in a manner consistent with provisions of the Uniform Relocation Act (URA).

Upon completion, the new community will consist of approximately 1,600 dwelling units, of which 50% will be affordable housing, some as income-tiered public housing units.

Because implementation of the revitalization involves demolition of all existing housing on the site and a relocation period in excess of one year, all eligible North Boulevard Homes and Mary Bethune Hi-Rise households will receive the relocation assistance required by URA for a permanent move.

There are special requirements that the HA must comply with under URA these requirements include providing each resident with:

1. Several formal notices
2. Individual advisory services and counseling
3. Comparable replacement housing
4. Payment of relocation related expenses.



Requirements

Who's Eligible?



- Households that voluntarily left the site during this period after obtaining a Section 8 voucher
- Households transferred by the THA to another public housing community for administrative reasons relating to a housing quality issue (i.e. health hazard, severely under-housed).
- Households that moved voluntarily after the date of the General Information Notice (unless covered under “a” above).
- All other households (not falling into category above) that relocate after approval of this Relocation Plan. These households are eligible to participate in services under the Community and Supportive Services Program (CSSP), and are eligible for preference to return to the new community (if they meet applicable eligibility criteria) upon completion of construction. These households will receive the full relocation benefit package, and relocation assistance related to re-occupancy (after meeting applicable eligibility criteria).



Who's Eligible?



For senior and disabled households remaining on site as of the approval date of this Plan, relocation and supportive staff will discern any special needs of these households (such as proximity to medical and related services, additional packing assistance), as part of the relocation counseling process. The Authority shall endeavor to prioritize senior and disabled households for early phase relocation and will counsel residents to ensure their move meets all their social and geographic needs. It is anticipated that special assistance will be afforded senior households to ease without disturbance and to attempt to achieve one permanent move to the satisfaction of the resident.

NOT ELIGIBLE

Households having their lease terminated by the THA at any time for good cause (unrelated to the project), or that vacate their units without proper notice for any reason. These households will not be eligible for relocation services or benefits, and will have no preference or right of return to the new community. The THA will make no effort to locate or track these residents and they will not be eligible to participate in the Community and Supportive Services Program.



Notices

The following notices will be provided to each North Boulevard Homes and Mary Bethune Hi-Rise household in compliance with the URA notification requirements for residents in developments scheduled for demolition.

- General Information Notice (mailed November 26, 2014)
- Notice of Eligibility for Relocation Assistance
- Ninety Day Notice
- Thirty Day Notice (as necessary)



Supportive Services and Counseling

- One on One Counseling
- Assigned Case Worker
- Assisted through out the moving process and beyond for a minimum of 5 years
- Transportation and tours provide to view potential replacement housing



Comparable Replacement Housing

The Uniform Relocation Act requires that all residents of North Boulevard Homes and Mary Bethune Hi-Rise be provided with a comparable replacement dwelling unit.

The THA has identified six types of housing resources for use by the North Boulevard Homes and Mary Bethune Hi-Rise households during relocation and re-occupancy. These resources are as follows:

- Section 8 vouchers
- Other THA public housing communities
- Other assisted housing opportunities
- New THA mixed income communities
- New LIHTC communities - rental
- New Homeownership opportunities offered by THA or others



Housing Choice Voucher vs Public Housing

The biggest difference between a Section 8 voucher and Public Housing are as follows:

Public Housing

- The Tampa Housing Authority is the landlord
- Subsidy is tied to the unit

The Housing Choice Voucher

- Private landlords
- Portable, Travel anywhere HA is available



THA Public Housing/Affordable Apartments

For Rent Media Solutions



THA Public Housing/Affordable Apartments



Benefits To Relocation

- Moving supplies and transportation cost. We have two alternatives for reimbursement.

Under Alternative 1, the “reimbursement of actual costs option”, THA will be responsible for payment of actual/reasonable moving and moving related costs.

Under Alternative 2, the “fixed allowance option”, eligible households may choose to receive a fixed lump sum payment for moving/moving related expenses as an alternative to payment of the actual costs under Alternative.

This lump sum payment is from the federal “Moving Expense and Dislocation Allowance Schedule” IN CHOOSING THE “FIXED PAYMENT OPTION”, THE HOUSEHOLD MAY INCUR EXPENSES BEYOND THE FIXED AMOUNT THAT WILL NOT BE REIMBURSED BY THE TAMPA HOUSING AUTHORITY

Example Based on the Residential Moving Cost Schedule

1 BR Apartment =3 rooms(Dining room, Living room, Bedroom, =\$875.00



Benefits To Relocation Cont.

- Security deposit(s) paid by THA for residents.
- •Application fee(s) paid by THA or reimbursed by THA in full (one time only).
- •TECO deposit & transfer fee paid or reimbursed by THA in full.
- •Water deposit and transfer fee paid or reimbursed by THA in full.
- •Cable TV transfer fee paid or reimbursed by THA in full.
- •Line -line telephone service transfer fee or reimbursed by THA





Once you have completed your three required courses and assessed by your caseworker, you will be called in for a Relocation interview . We will offer you a comparable unit and at that time, you will inform us of your preferred selection.

You will be given enough time to plan for your move. Unless there is a health or safety emergency, you will not be required to move without at least 90 days advance written notice of (1) at least one “comparable replacement housing” that is available to you and (2) the earliest date by which you move.



When can I move?

Eligibility for Returning to the New Development

Households remaining in good standing with no lease agreement violations during the relocation period will be offered an opportunity to return to the redeveloped North Boulevard Homes and Mary Bethune Hi-Rise area based on the eligibility criteria outlined in the relocation plan, and the relocation housing choices made in relation to the type and amount of new replacement housing being developed on the site. If you choose to come back to the new community, we will pay for your moving expenses, application fee and security deposit.



West River Development

- A quick glance of the future of the New Development



West River Development

- Garden Apartments
- Senior Buildings
- Townhouse
- Mixed use buildings



West River Development

- Possible Interior Design



West River Development

Possible amenities

- Community Center
- Swimming
- Fitness Center
- Community garden and much more!



What's Next?

THA will continue to hold meetings and briefings as necessary to reflect the needs and desires of the majority of the residents, in addition to meeting requirements of the Uniform Relocation Act.

These meetings will be focused on:

- 1) The proposed relocation schedule
- 2) Counseling and advisory services to assist households in making an informed choice for replacement housing, having fully considered the respective advantages and drawbacks of their perspective options
- 3) Eligibility for relocation assistance
- 4) Moving and related assistance
- 5) Rights and responsibilities of households throughout the relocation process
- 6) Return criteria for residents who wish to return to the site once the project is rebuilt



Questions?

