

RESIDENT RELOCATION INFORMATION



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AGENDA

**What is
changing?**

**New
Management
Company**

**What Will
Happen?**

**Will There Be
Construction?**

**What is
Relocation?**

Questions



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Exciting changes... But change can be scary! ☹️

New Management Company

Families will be required to go through an eligibility process (eligibility meetings and documentation) to determine if they will be eligible to receive a Project Based Voucher.

Memphis Housing Authority will manage the Project Based Voucher

Rehab of homes and relocation of residents under the participation in the Rental Assistance Demonstration (RAD) Program

Tax credit program means MORE PAPERWORK, new leases, new community rules, and new neighbors

Community activities and supportive services

While things may seem confusing, we are here to help you in this temporary relocation process! Our priority is to you and your family ☺️



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NEW MANAGEMENT COMPANY

- ALLIED ORION GROUP (AOG)

- Founded in 1985, Allied Orion Group (AOG) has 30+ years of experience providing management for all types of multi-family properties and has a growing portfolio of more than 23,000 apartment homes under management throughout the nation.
- Allied Orion Group is one of the most successful and respected property management companies in the country
- Allied Orion Group, and AMO organization, is headquartered in Houston, Texas with additional offices in Denver, Dallas, and San Antonio.
- ▶ <https://www.allied-orion.com/>



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WHAT HAPPENS

What happens?

1. Closing (the property is sold to the partnership)
 2. Allied Orion Group begins management of the community at closing.
 3. Current leases terminate and you will be asked to sign a new lease
 4. You will have an appointment to certify you for the tax credit program
 1. You will not be rescreened
 5. The Housing Authority will redetermine your rent and will send you a notification of your new rent amount.
 6. You will be notified when your home is going to be renovated and the construction schedule.
 7. You will work with the relocation specialist to determine the best relocation options for your family and the time frame.
 8. You will move to your temporary home.
 9. You may need to execute a new lease/ change utilities and more.
 10. You will move to your permanent home.
11. More PAPERWORK each time you move...



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CONSTRUCTION PLANS: FINAL PLANS TO COME SOON!

- 18–24-month Construction and will work on multiple sites at one time. You will have to be in your temporary unit 90 to 210 days depending on the scope of work..
- It is important that you make your needs known so that we can accommodate your families needs during relocation!

- RESIDENT ASSESSMENT SURVEYS ARE IMPORTANT!!!



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What does Relocation Mean?

While your home is being renovated, you will have to move out!

Depending on where you live, you may only have to move once. Some will have to move twice.

Relocation Coordinator- A representative or agent of MHA whose specific task, as a result of the redevelopment, is to relocate each resident, monitor and coordinate all relocation activity, and implement the relocation plan to ensure compliance with applicable relocation regulations, guidelines and laws.

The Relocation Coordinator will:

- Meet with individual residents to confirm their relocation plans and accommodations needed;
- Assist residents with the completion of any necessary forms, whether for assistance or otherwise;
- Identify an appropriate temporary unit that meets occupancy requirements which is suitable in its living conditions and has comparable amenities to the current unit;
- Conduct relocation information sessions with each head-of-household; and
- Facilitate and schedule all resident relocations, assist with utility transfers, completion of change of address forms, etc.



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RELOCATION BENEFITS & RIGHTS

Moving Costs

Offsite Housing Costs

Utility Hook Ups and Deposits

Housing/Transportation Costs

Right to Return



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What can you do now! Don't PANIC... Communicate your needs and concerns



Attend all meetings
and read all materials
sent



Answer your phone –
Relocation Staff will
be calling!



Ask questions if you
don't understand



Sort and Purge-
Declutter: Separate
Valuables and
Important Items, and
Use it or Lose it



Ask for boxes before
your move and label
them, and be ready and
available on the day of
the move



Take an inventory of
your household items
when they are moved.



Report anything
suspicious or any
concerns





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OVER INCOME – What does that mean for me?

The Low-Income Housing Tax Credit Program Requirements includes Income limits.

Families that exceed the income limits are considered OVER INCOME families and are not eligible to participate in the program.

Over Income Families may be offered an incentive to move.





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Will it be worth it? YES!!!

Much needed repairs to your homes and renovated affordable housing in College Park, Askew and Uptown!

Residents are encouraged to organize and recognized resident council can receive tenant participation funds!

Create Community and take advantage of services offered.

An added benefit of the program is that after one year, you may be able to take advantage of Choice Mobility and receive a tenant-based voucher from the housing authority and move to another community or even port your voucher to another city or state!






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Feedback

Complete the survey below to ensure that we have your most current telephone and email address. In doing so, you will be entered into a drawing for a gift basket.

<https://www.surveymonkey.com/r/LT8MH3R>



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QUICK SURVEY



- Don't forget to COMPLETE the Survey and be entered into a drawing to win a BASKET
 - Winner will be announced 11/30/2021 & Winner will be contacted by phone
- To complete the survey, type the link below in an internet browser

<https://www.surveymonkey.com/r/LT8MH3R>



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QUESTIONS



- For questions regarding this briefing or the documents in the packet: Leave a voicemail at 318-513-3337 or email RELO@bgcadvantage.com



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