

# Choice Neighborhoods Notices for Residents of Clement Kern Gardens

The following information is in reference to the notices residents of Clement Kern Gardens will receive as it relates to relocation and their rights under the Choice Neighborhoods Implementation grant and the Uniform relocation Act (URA). These notices will be distributed by Clement Kern Gardens management company Independent Management Services (IMS). They will also be responsible for collecting signatures/ receipts from residents that receive these notices.



**The General Information Notice (GIN):** This will be the first notice Clement Kern Garden residents receive. It will let them know of the Choice Neighborhoods Grant and when they can expect contact to start to gather data to plan for their relocation. It will also advise residents on their relocation rights under the Uniform Relocation Act (URA), the assistance they might eligible for, and to not move from Clement Kern Gardens before receiving the Notice of Relocation Eligibility (NOE).



**The Notice of Eligibility for Relocation Assistance (NOE):** Accompanying the GIN, this notice advises residents on their eligibility to receive relocation assistance. Each NOE is typically specific to the household it is sent to and outlines that household's particular options and benefits including comparable units available. Due to the long term phasing of implementing the Choice Neighborhoods Grant in Corktown, the NOEs will likely come in two phases: first a general notice of eligibility for all households that will be paired with the GIN, and then a second that is household specific prior to each phases moveout date.



**Notice of Non-Displacement (NOND):** For residents that choose to move into an available unit within another Clement Kern Gardens phase, they will be considered not-displaced under the URA and receive this notice of non-displacement. In some cases, residents may choose to temporarily relocate to a replacement unit and return back to Clement Kern Gardens when new redeveloped units are available. These households are also considered not displaced and will receive the NOND as well. This notice will inform them of their rights and the terms and conditions of remaining on the property.



**90 Day Notice-to-Vacate:** Prior to move out, each household will receive a specific move out date. Residents will not be expected to move until they are given a specific date and a comparable replacement unit is made available. If a specified date has not been determined 90 days prior to the scheduled move-out timeline, residents will receive the 90-Day notice, followed by a 30-Day notice with the specific date of the move.



Combination  
**GIN and NOE 1**  
to all Clement  
Kern Gardens  
households



Once preferences  
have been  
determined, Clement  
Kern Gardens East  
will receive either  
**NOE 2 or NOND**



Once preferences  
have been  
determined, Clement  
Kern Gardens Central  
will receive either  
**NOE 2 or NOND**



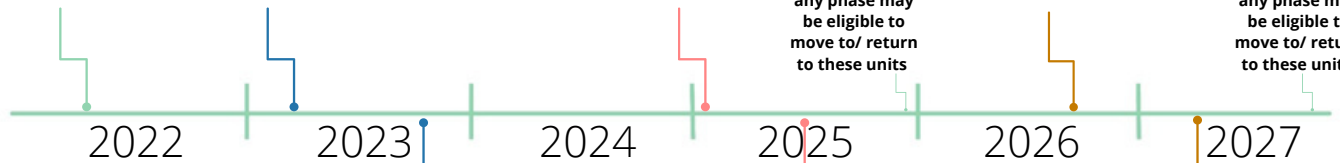
New units will  
be available at  
Clement Kern  
Gardens E.  
Residents from  
any phase may  
be eligible to  
move to/ return  
to these units



Once preferences  
have been  
determined, Clement  
Kern Gardens West  
will receive either  
**NOE 2 or NOND**



New units will  
be available at  
Clement Kern  
Gardens C.  
Residents from  
any phase may  
be eligible to  
move to/ return  
to these units



**\*Please Note:** The phases of demolition for Clement Kern Gardens are subject to change. The cadence of the NOEs and NOND are also subject to change. In that event, updates to this timeline will be provided.



**Move-In Notice:** Residents that move into Clement Kern Gardens after the GIN has been issued will receive a Move-In Notice. These notices will be distributed on an as-needed basis. This notice will inform the residents of the Choice Neighborhoods Grant and the activities planned for their unit. It will clarify that they may be displaced or temporarily relocated and will receive moving assistance at that time, but will not have the same right-to-return as residents of Clement Kern Gardens, prior to the issuance of the GIN. These residents are considered not-displaced under the URA.

## Understanding "Displacement" Under the Uniform Relocation Act (URA)

Please note that the following definitions will be used to determine which notices Clement Kern Gardens residents will receive, either the NOE, NOND, or Move-In Notice. These decisions will be based on resident preferences and are subject to appeals by the resident if they choose to do so. The determination of displaced vs not-displaced will affect the assistance residents are eligible to receive.

**displaced person:** the URA defines a person as displaced if they or their personal property is moved permanently from real property as a direct result of rehabilitation or demolition for a project.

For the purposes of this initiative, those who reside at Clement Kern Gardens at the time of the GIN who move permanently to a replacement unit, either within the project (Left Field, Preserve on Ash I&II, or Ford PAL Sites) or to another comparable unit of their choice, will be considered "displaced." These residents will be entitled to relocation benefits outlined in the second NOE. If displaced, residents would be provided with unit options with the same affordable income-based rental rates for housing, including other housing phases.

**persons not displaced:** the URA defines persons not displaced as residents who remain on the real property or who are temporarily relocated as a result of rehabilitation or demolition for a project. Those who move to the housing units scheduled for demolition after the GIN is issued are also considered not-displaced. Relocation is considered temporary if the resident is relocated from the original housing for 12 months or less.

For the purposes of this initiative, those who reside at Clement Kern Gardens at the time of the GIN who move temporarily to a replacement unit, or those who choose to move to another phase of Clement Kern Gardens while other units are being built, will be considered "not-displaced." These residents will be entitled to some relocation assistance outlined in the NOND. The Choice Neighborhoods Grant ensures Clement Kern Gardens residents that occupy a unit at the time the GIN is issued have the right to return to Clement Kern Gardens after new units are constructed. If temporary relocation is necessary, residents would continue to pay the same affordable income-based rental rates for housing. Those who move to Clement Kern Gardens after the GIN is issued are also considered not-displaced and do not have the same right-to-return, which will be outlined in the Move-In notice.

Type of Move	Relocation Status
Move out of Clement Kern Gardens permanently to replacement unit, or to another comparable unit	Displaced
Move out of Clement Kern Gardens temporarily to replacement unit, or to another comparable unit	Not-displaced
Move to another phase of Clement Kern Gardens	Not-displaced
Move to Clement Kern Gardens after the GIN is issued	Not-displaced