



Beecher Terrace Choice Neighborhood

Beecher Terrace Background

- Beecher Terrace is located in the Russell Neighborhood, which is currently the focus of a FY2014 Choice Neighborhoods Initiative Planning grant and a FY2015/2016 Planning grant for Action Activities.
- The severely distressed public housing development was built in 1939. The site, comprised of 31.40 acres on four super blocks, is bordered by Muhammad Ali Boulevard, Jefferson, 9th and 12th Streets, and includes a total of 758 one, two and three-bedroom apartments.

Choice Neighborhood Initiative Status

- The Choice Neighborhoods Initiative (CNI) is a HUD-funded grant program that began in 2010, and replaces the HOPE VI Revitalization program. The 2-tiered grant program awards both Planning and Implementation grants. The program has three broad goals:
 - To transform distressed public and assisted housing like Beecher Terrace, into energy efficient, mixed-income housing that is physically and financially viable over the long term;
 - To support positive outcomes for families who live in the target development and surrounding neighborhood; and
 - To transform high poverty and/or distressed communities into viable, mixed-income neighborhoods with access to well-functioning services, high quality schools and early learning programs and services, public assets and transportation and improved access to jobs.
- In January 2015, the Louisville Metro Housing Authority (LMHA) received a \$425K Choice Neighborhood Planning grant, and a \$600K contribution from the Louisville Metro Government. These funds are being used to conduct a collaborative planning process that will result in a Transformation Plan for the entire Russell Neighborhood, including the Beecher Terrace site. A draft Transformation Plan was submitted to HUD on July 15, 2016 and the final plan will be submitted by January 16, 2017.
- LMHA submitted a CNI Implementation grant application for the Russell neighborhood on June 28, 2016 and was named a finalist on September 29, 2016. HUD will be making site visits to all finalist's locations during the coming weeks, with award announcements expected in December 2016. Although the award of up to \$29.575M in CNI Implementation grant funding would greatly facilitate and accelerate LMHA's revitalization efforts at Beecher Terrace, the Authority will start the revitalization of the Beecher Terrace housing development in the Fall of 2017 regardless of the outcome of the grant application.

Project Partners

- Nearly 600 team members and partner organizations are currently involved in the planning and implementation of Russell's Transformation Plan, including Russell residents, businesses and other stakeholders, such as early childhood education providers, public and private schools, universities, health care centers, and faith-based organizations. Our CNI Implementation Team also includes the nationally renowned housing developer McCormack Baron Salazar, private

lenders and investors, as well as staff from LMHA and more than 20 Louisville Metro Government departments.

General Highlights

- LMHA received a \$425K Choice Neighborhood Initiative (CNI) Planning Grant in January 2015, and a \$600K leverage contribution from Louisville Metro Government to develop a comprehensive Transformation Plan for Beecher Terrace and the Russell neighborhood.
- Russell's Transformation Plan contains goals and strategies focused on four broad components:
 - **People:** plans to improve community and supportive services to be delivered to youth and their families.
 - **Education:** plans to improve children's ability to succeed in school and to find occupations where they will thrive financially.
 - **Housing:** plans to transform distressed public and assisted housing and create high-quality, energy efficient, mixed-income housing that responds to the needs of the neighborhood.
 - **Neighborhood:** plans to create the conditions necessary for public and private reinvestment in Russell that will offer the kinds of amenities and assets, including safety, good schools, and commercial activities, that are important to families' choices about their communities.
- Task force groups were formed to focus on each of these four Transformation Plan components.
- The community-endorsed, implementable, and financially feasible Transformation Plan will help revitalize the entire Russell Neighborhood, including Beecher Terrace.
- LMHA received a \$1M CNI Planning grant for Action Activities on June 28, 2016, and a \$375K contribution from the Louisville Metro Government. These funds will be used for physical improvements in the neighborhood that enhance and accelerate the implementation of Russell's Transformation Plan. A polling process of Russell residents is currently underway this week to determine the types of improvements they would like to see funded through this grant.
- LMHA submitted a CNI Implementation grant application to HUD on June 28, 2016, requesting \$29.575M to help implement Russell's Transformation Plan. These funds are leveraged with over \$264M of additional public and private investment in the neighborhood.

- If an Implementation Grant is received this year, the relocation of existing Beecher Terrace households will begin in the Fall of 2017, and be completed in phases. Demolition and remediation will begin in Spring of 2018, and construction will be completed by September 2023. The redevelopment of Beecher Terrace includes one-for-one replacement of all 758 existing units. While LMHA is a finalist for Implementation Grant funding, **the Beecher Terrace redevelopment will occur with or without the award of CNI Implementation grant funds.**
- A total of 640 housing units will be constructed on the Beecher footprint, including 620 mixed-income rental and 20 homeownership units. Construction would be completed in six phases.
- The new sustainable, walkable, and amenity rich Beecher Terrace community will feature commercial businesses on the first floor of select buildings along 9th and Muhammad Ali, and a renovated and expanded Art Deco style community center flanking an Olmsted-designed park.
- The revitalized Beecher Terrace neighborhood will be designed and built per Enterprise Green Community and Energy Star standards. At least six residential units will be certified LEED v4 Homes, and LEED ND status will be sought for Beecher. To help fund these costs, LMHA applied for and was recently awarded a 2016 Affordable Green Neighborhoods grant valued at \$44,500 which will provide technical assistance, monthly conference call support, and waivers of LEED ND registration and certification fees, as well as attendance at the Greenbuild Conference and Expo and Communities and Affordable Homes Summit next month in Los Angeles.
- Off-site replacement housing will be developed in mixed-income developments in high-quality neighborhoods throughout the city.

On-Site

640 total units including:

Rental

- 316 Affordable replacement
- 132 Affordable tax credit
- 172 Market-rate

Homeownership

- 6 Affordable
- 14 Market-rate

Off-Site

894 total units including:

- 8 Turn-key, mixed-income rental units in Russell
- 886 Rental units in mixed-income communities outside the neighborhood including:
 - 438 Project-based Section 8 voucher (PBV) units
 - 448 Market-rate

Section 3 and MBE/WBE/DBE Participation

- The Beecher Terrace Choice Neighborhood project will include an aggressive Section 3 program that is designed to help provide training, employment and contracting opportunities for economically disadvantaged persons.
- The Authority and its contractors have historically exceeded their goals for Minority, Female and Disabled Business Enterprise (MBE/FBE/DBE) participation for its projects, including all three of its HOPE VI Revitalization Developments (Park DuValle, Liberty Green and Sheppard Square).
- To achieve this consistently high level of performance, LMHA has a MBE/Section 3 Coordinator on staff.

Neighborhood and Building Design

- Urban Design Associates has crafted a master plan and will develop in conjunction with Sherman Carter Barnhart Architects, building designs and plans for a senior building, townhouses, multi-family apartments, mixed-income buildings and community areas that complement the architecture in surrounding neighborhoods.

Enterprise Green Community Standards

- All rental and homeownership units at the new Beecher Terrace development will be constructed according to Enterprise Green Community (EGC) standards. Housing designed and built to EGC standard has been shown to deliver significant health, economic and environmental benefits to families of all incomes. In addition, LMHA plans to apply for LEED-ND (LEED for Neighborhood Development) certification for the community, a system for rating and certifying green neighborhoods.
- Specific green features and activities at Beecher Terrace include:
 - Recycling of demolished materials and construction wastes;
 - Low-flow kitchen and bathroom faucets and toilets;

- Use of south facing windows and daylighting tubes;
 - ENERGY STAR rated appliances, lighting, fans, and heating and air conditioning equipment;
 - ENERGY STAR-compliant roofing and pavement which reflects heat in lieu of retaining heat;
 - Use of vegetation to conserve energy, and landscaping that includes 50% native and adaptive plant material;
 - Efficient water irrigation systems;
 - Bio-filtration swales and an underground storm retention system;
 - Electric vehicle charging stations;
 - Low VOC (volatile organic compound) paints, primers and adhesives;
 - Composite wood products with low or no levels of Formaldehyde;
 - On-site organic waste composting and recycling stations in the parking lots on each block.
- In addition, all newly constructed Beecher Terrace units will be smoke-free.
 - All Beecher Terrace households will receive a Resident Manual and orientation highlighting their home's and community's green features.

Community and Supportive Services for Residents

- An essential component of the Choice Neighborhood grant is the Community and Supportive Services (CSS) Plan. The CSS Plan was designed to 1) prepare individuals for the transition from Beecher Terrace to their new communities during the revitalization process; 2) offer services that would create success in the workplace; and 3) move families towards a path of self-sufficiency.
- Programs and services include needs assessments and comprehensive case management services for all former Beecher Terrace residents; health care services that are accessible and affordable, including the HUD health initiative "*With Every Heartbeat is Life*", which focuses on self-help management for chronic illness; job placement; financial skills training; a scholarship program for residents who are high school/GED graduates who wish to pursue higher education; recruitment for Early Childhood Education programs; transportation

assistance; homeownership counseling and a Section 8 Homeownership program which offers subsidy towards a mortgage payment for eligible candidates.

- Beecher Terrace households will be kept abreast of these programs and services, along with progress on the Choice Neighborhood program, and education and employment opportunities, through a quarterly newsletter.