



Beecher Terrace Relocation Frequently Asked Questions (FAQs)

(Revised 5/17/15)

1. Why is the Housing Authority planning to relocate residents? The Louisville Metro Housing Authority and Louisville Metro Government plan to submit a Choice Neighborhoods Implementation Grant application to HUD this June for approximately \$29,500,000 to:

- Demolish and rebuild the Beecher Terrace site over approximately six years
- Relocate and provide supportive services to Beecher Terrace families
- Make other physical improvements in Russell, such as safer crosswalks, updated bus shelters with seating, improved lighting, more trees, and improvements to recreation spaces.
- Improve educational, economic, and health outcomes for Russell residents.

The new Beecher Terrace will be a mixed-income, mixed-use community with housing that addresses the needs expressed by current residents during survey interviews. All 758 public housing units at the site will be replaced either:

- On the former Beecher Terrace site;
- Elsewhere in the Russell neighborhood; or
- In other high-quality neighborhoods throughout the city

The Housing Authority plans to redevelop Beecher Terrace even if it isn't awarded the grant this year. However, without the additional HUD funds, it would likely take more than six years to demolish and rebuild all of Beecher Terrace.

2. When would relocation begin? Residents can expect to be in their Beecher Terrace units until at least the summer of 2017. There will be several letters and meetings with updated information on relocation before residents begin to move. Relocation will occur in phases, likely over several years, so not everyone will

move at the same time. To ensure you are eligible for relocation benefits, **do not move** until the Housing Authority tells you it is time to move.

3. What are my relocation options? Several months prior to their move, residents will complete a relocation survey and indicate their 1st, 2nd, and 3rd housing choices. Residents can choose another public housing unit, including scattered sites, a Section 8 voucher, or an unsubsidized (market rate) unit.

Residents will skip to the top of the waiting lists for public housing and Section 8. If a resident selects a vacant public housing or scattered site unit, they will have no wait. If a resident selects a Section 8 voucher, they will have no wait.

It is important for residents to know that they will need to meet specific criteria depending upon their housing choice. For example, in order to move to certain public housing sites, residents must be able to get utilities in their own name. Now is the time for residents to prepare themselves, so they qualify for the relocation option of their choice when it is time to move, and LMHA staff can help you with those preparations. To learn more, contact Kathy Head at 569-3479.

4. Will I receive money to relocate? Yes. You will have three basic options:

- Move yourself, and **receive a fixed payment** based on the bedroom size of your unit. You will receive half of the money once you have selected a relocation unit and the second half once you have moved, cleaned your Beecher Terrace unit and turned the keys into the property management office. The fixed payments will be:

1-Bedroom	\$900
2-Bedroom	\$1,100
3-Bedroom	\$1,300

- You can move yourself, and **be reimbursed for your actual reasonable moving expenses**. In this case you must keep and submit receipts documenting your eligible expenses. Typically, you will not receive payment until after you have moved. However, the Housing Authority may be able to make an advanced payment, if you can demonstrate a hardship; or
- You can **let a moving company hired by the Housing Authority move your belongings for you**. In this case, you will receive a fixed \$100 relocation payment at the end of the move.

5. What other relocation benefits will I receive? LMHA will provide Beecher Terrace residents with:

- Relocation planning and mobility counseling to help maximize your housing choices;
- Transportation assistance, so you can visit units you might want to move to;
- Special tours of housing options;
- Financial management / budget seminars;
- Enhanced supportive services;
- LMHA will pay to connect utilities at your new unit;
- LMHA will help you establish utilities in your name, if required;
- LMHA will reimburse residents for any reasonable credit check fee required by a landlord (LMHA never charges residents credit check fees);
- LMHA will reimburse residents for reasonable security deposits;
- You may be eligible for replacement housing payments if you move to an unsubsidized (market-rate) unit; and
- You may be eligible for downpayment assistance if you purchase a home.

6. What do I need to do to make sure I am eligible for relocation benefits? To make sure you are eligible to receive relocation benefits, please:

- Make sure everyone in your household is on the lease;
- Continue to comply with the terms of your lease; and
- DO NOT MOVE until notified by LMHA that you should move.

7. What happens if I move out before relocation? You will only receive relocation benefits if you move when the Housing Authority tells you it is time to move. **Please do not move now if you want relocation benefits!**

8. Will I be able to come back? As long as you are compliant with your lease when you are relocated and remain compliant with your lease while in a relocation unit, you will be able to return to a Beecher Terrace replacement unit. You will NOT need to meet any work or income requirements to return.

As a returning Beecher Terrace resident, you will be offered admission to the 758 Beecher Terrace replacement units before anyone else. You will also have an admissions preference for all 758 replacement units for life.