



*A Roadmap for the Future*

4/17/17

# Choice Neighborhoods Implementation Grant

- ◆ On 12/12/16 HUD awarded LMHA a Choice Neighborhoods Implementation Grant totaling \$29,575,000 to:
  - ◆ Relocate and provide supportive services to Beecher Terrace families
  - ◆ Rebuild the site over approximately six years
  - ◆ Make other critical community improvements in Russell
  - ◆ Improve educational, economic, and health outcomes for Russell residents.

# Beecher Terrace Transformation

- ◆ 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 units at Beecher Terrace will be replaced either:
  - ◆ On the former Beecher Terrace site;
  - ◆ Elsewhere in the Russell neighborhood; or
  - ◆ In other “non-impacted” neighborhoods throughout the city

# Phase I On-site - Senior Building

- ◆ Building plans are being developed now
- ◆ 120 affordable apartments
- ◆ Management offices
- ◆ Pool for Beecher Terrace residents
- ◆ Building will be located on the north side of Old Walnut Park.
- ◆ Construction start late 2017. Completion in the summer of 2019.





# Urban Case Management Overview



- ◆ Case Management
  - ◆ Initial Contact and Intake
    - ◆ Collect information
  - ◆ Assessment
    - ◆ Individual/Family Development Plan – Roadmap to your identified goals.
  - ◆ Ongoing support, connection, and revision of goals

# Urban Case Management Overview

- ◆ Service Coordination
  - ◆ Provide referrals to community partners based on individualized roadmap
  - ◆ Build needed partnerships in the community to support individuals and families
  - ◆ Assist with removing roadblocks

# Urban Case Management Overview

- ◆ Mobility Support Services –
  - ◆ Advice
  - ◆ Information
  - ◆ Financial resources and services as you plan and execute your move into new CNI housing, or alternative housing of your choice.

# Section 3 Employment Opportunities

- ◆ Economic development for Beecher Terrace and its residents is important, **new jobs** will be available during the transformation of Beecher Terrace and the Russell neighborhood through the Section 3 program.
- ◆ Recruitment sessions will be held later this summer and fall in Beecher for various employment opportunities, this mainly includes construction jobs.



# What is Section 3?

- ◆ Section 3 of the Housing and Urban Development Act of 1968 (Section 3) ensures that HUD-funded jobs, training and contracts are provided to local low-income residents, particularly those that reside in public housing, and businesses that substantially employ them.

# Who receives priority under Section 3?

- ◆ Priority for Section 3 training and employment will go to:
  - ◆ Beecher Terrace residents
  - ◆ Other public housing residents
  - ◆ Other persons living Russell
  - ◆ YouthBuild program participants
  - ◆ Persons who fall below the federal poverty guidelines and reside within the metro boundaries

# Section 3 Employment Goals

- ◆ >33% of new hires for the Beecher Terrace transformation will be Section 3 eligible residents
- ◆ >10% of the total amount of construction contracts will go to Section 3 businesses
- ◆ >10% of the total of other contracts will go to Section 3 businesses

# Upcoming Meetings

- ◆ Please join us on Monday, April 24th from 6:00 p.m. - 7:30 p.m. at the Louisville Urban League to share your input on the following Action Grant Projects in Russell:
  - ◆ smART Stop Bus Shelters
  - ◆ Improving Sheppard Park
  - ◆ Repurposing Vacant Lots
  - ◆ Enhancing Neighborhood Gateways



# Survey Question

If Beecher Terrace is redeveloped, what type of subsidized unit would you prefer to be relocated to during redevelopment?

# Survey Results

- ◆ 52% - Move to a privately owned unit with a Section 8 voucher somewhere in Louisville/Jefferson County
- ◆ 24% - Move into another LMHA public housing site or scattered site
- ◆ 9% - Move directly to a new public housing unit in the Russell Neighborhood
- ◆ 15% - Need additional information before stating a preference

# Survey Question

If Beecher Terrace is redeveloped, are you interested in living in one of the redeveloped units?

# Survey Results

- ◆ 54% - Yes, I would like to return to the revitalized Beecher Terrace to live in a new unit
- ◆ 35% - No, I would not want to return to the revitalized Beecher Terrace site
- ◆ 11% - Need additional information before stating a preference



# Survey Question

Are you interested in purchasing a home or condominium in the future?

# Survey Results

- 39% - Very interested
- 21% - Somewhat interested
- 9% - Neither interested nor uninterested
- 13% - Not particularly interested
- 18% - Definitely not interested

# Federal Relocation Benefits

- ◆ Relocation planning and mobility counseling to help maximize your housing choices;
- ◆ Enhanced supportive services; and
- ◆ Help with moving.

# Make Sure You Are Eligible for Relocation Benefits

- ◆ Please DO **NOT** MOVE until notified by LMHA that you are eligible for relocation benefits.
- ◆ Make sure everyone in your household is on the lease.
- ◆ Continue to comply with the terms of your lease.



# Initial Relocation Choices

- ◆ Section 8 Vouchers (for those who qualify for LMHA's Section 8 Homeownership program, vouchers can also be used to purchase a home)
- ◆ Another LMHA public housing unit, including scattered sites (occupancy criteria for LMHA scattered site units will be eased for Beecher Terrace residents).
- ◆ An unsubsidized unit of your choosing (you may be eligible for a replacement housing payment)
- ◆ If you want to buy a home, you may also be eligible for downpayment assistance

# Relocation Timeline

- ◆ Relocation will occur in **THREE** phases and will happen over the next **THREE** years.

<b>Phase I</b>	<b>Buildings 51-59</b>	<b>Relocation to begin April 2017</b>
<b>Phase II</b>	<b>Buildings 22-31, 41 and 43-50</b>	<b>Relocation to begin early 2018</b>
<b>Phase III</b>	<b>Buildings 1-21, 32-40 and 42</b>	<b>Relocation to begin early 2019</b>

# No Wait for Section 8 Vouchers

- ◆ Beecher Terrace residents move to the top of the Section 8 list and will have **no wait** for vouchers.

# No Wait for Open Public Housing Units

- ◆ Beecher Terrace residents move to the top of the list for LMHA's public housing and scattered sites and will have **no wait** for vacant units.

# Relocation Differences between HOPE VI and Choice

- ◆ HOPE VI units at Sheppard, Liberty Green and Park DuValle have some additional return criteria for residents such as income, employment or student status requirements.
- ◆ The **ONLY** return criteria for new Beecher Terrace replacement units are that you:
  - ◆ Be lease compliant at the time of relocation; and
  - ◆ Remain lease compliant while in your relocation unit.

# Relocation Differences between HOPE VI and Choice

In other words, returning Beecher Terrace residents will **not** need to be a student, employed or have a certain income to move into newly created or acquired Beecher Terrace replacement units.



# Resident Right to Return

- ◆ Residents relocated from Beecher Terrace will be offered admission to the 758 Beecher replacement housing units before anyone else.
- ◆ Residents relocated from Beecher Terrace will have an admissions preference for all 758 replacement units for life.

# Resident Benefits – Moving Costs

- LMHA will pay for your moving costs. You choose either:
  - To be moved by a company hired by LMHA,
  - A fixed payment for moving yourself, or
  - To be reimbursed for actual reasonable moving costs



# Optional Fixed Payments for Self Moves

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

# Resident Benefits – Moving Costs

- ◆ Reimbursement for credit check fees, if required.
- ◆ Reimbursement for any deposits paid for utilities in your name, if required.
- ◆ Reimbursement for security deposits if required and you choose the Section 104(d) payment method.

# Other Resident Relocation Services

- ◆ Relocation meetings
- ◆ Personal mobility counseling
- ◆ Transportation assistance to view properties
- ◆ Special tours of housing options
- ◆ Financial management/budget seminars
- ◆ Enhanced supportive services

Questions?

