

PLEASE READ THIS LETTER CAREFULLY



March 23, 2020

Dear Original Beecher Terrace Resident:

Louisville Metro Housing Authority (LMHA) has some exciting news to share! On- and off-site Beecher Terrace replacement housing options are coming on-line. The first two phases of new housing at the redeveloped Beecher Terrace community will be ready for occupancy later this year. Also, some off-site replacement units are currently available. (See the enclosed fliers about each development for more information.)

All Original Beecher Terrace Residents have a Lifetime Right to Return Preference for all on- and off-site replacement units if the Original Resident was Lease-Compliant when they moved out of Beecher Terrace and continued to remain Lease Compliant during their Relocation Period. (See the enclosed Right to Return Policy for more information.)

There will be ONE waiting list for the initial lease-up of ALL current and future phases of on- and off-site Beecher Terrace replacement housing. Original Residents will be notified when new on- and off-site PBV communities are coming on-line. **The lottery to establish this special Beecher Terrace Resident Waiting List for replacement housing will only happen once. Pre-applications received after the deadline will be placed on the Beecher Terrace Resident Waiting List in the order received. If you think you may be interested in living in any of the on- or off-site replacement housing – *either this year or in the future* - you are encouraged to get on the Beecher Terrace Resident Waiting List now.**

Please follow the waiting list procedures below to secure your place on the Beecher Terrace Resident Waiting List:

I. **Waiting List Procedures**

- a. Complete all sections of the enclosed pre-application.
- b. Return the pre-application in the enclosed postage-paid self-addressed envelope within 30 days from the date of this letter. **All pre-applications must be returned by mail and postmarked by the deadline of 04/29/2020 in order to be in the lottery draw.**
- c. All pre-applications received by the deadline will be randomly sorted by a computerized lottery system and assigned a place on the special Beecher Terrace Resident Waiting List.
- d. Pre-applications that arrive after the deadline will be placed on the Beecher Terrace Resident Waiting List in subsequent positions based on the date and time they are received.

II. Notification of Available Units

- a. As replacement units become available, LMHA will offer units to Original Residents starting at the top of the Beecher Terrace Resident Waiting List. Original Residents will be required to complete a full application at that time to be considered for the replacement unit.
- b. LMHA will verify that Original Residents are lease compliant per the criteria in the Right to Return Policy.
- c. Original Residents who refuse two offers of re-occupancy in replacement units will be moved to the bottom of the waiting list unless the units were refused for good cause, as outlined in the enclosed Waiting List Policy.

III. Remaining Lease-Compliant

To move into an on- or off-site Beecher Terrace replacement unit, Original Residents must have been Lease-Compliant at the time of move-out, and remained Lease Compliant during the relocation period. To remain lease-complaint, please continue to pay rent on time. Any outstanding rent, fines and/or damage charges must be paid in full, and all other rules in the lease must be followed.

If you are experiencing any difficulties remaining Lease Compliant, please contact your Case Manager at Urban Strategies, Inc. as soon as possible. Original Residents not currently in Case Management are also welcome to call Urban Strategies for assistance. Urban Strategies offices are located at 500 E. Jefferson Street and are open from 10 a.m. to 4 p.m. Monday through Friday. Case Managers may be reached by phone at (502) 384-0786.

IV. Utilities

You may be required to establish utility accounts in your name. Please check to make sure you do not have outstanding balances with LG&E at (502) 589-1444 and the Louisville Water Company at (502) 583-6610. See the enclosed flyer for more information about resources for utilities. If you are experiencing any difficulties with utility balances, please contact Urban Strategies, Inc. for assistance in accessing resources.

V. Beecher Terrace Replacement Units Available in 2020

- a. On-site (Anticipated Availability - December 2020)
 1. Phase I: The 450 Roy Wilkins Avenue Building for Ages 55+
 2. Phase II: Family Housing
- b. Off-site (Currently Available)
 1. Louisville Historic Rising in the Russell neighborhood
 2. Newbridge Apartments in the Fern Creek neighborhood
- c. Approximately 400 additional off-site units are anticipated to come online from 2020 through 2023, both in the Russell neighborhood, and in other locations throughout the Louisville Metro area. Please visit www.visionrussell.org to monitor the map of potential sites. Properties will be added to the map as they become available.
- d. For more information regarding the unit mix breakdown (# units, # bedrooms per unit), please visit www.visionrussell.org.

VI. Relocation Benefits

LMHA will pay a fixed payment moving stipend for the first move to a Beecher Terrace on- or off-site replacement unit based on the bedroom size of the replacement unit. **This benefit is only available for your first move to a Beecher Terrace replacement unit, and will not be available for any subsequent moves.**

The fixed payment stipend is as follows:

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

For more information on this payment, please contact LMHA at (502) 569-3479. Additional relocation benefits include utility and security deposits, if applicable.

VII. Other Important Information

- a. **Resident Reoccupancy Virtual Meeting: Tuesday, April 14, 6:00pm to 7:30pm.**
ZOOM Virtual meeting link: <https://zoom.us/j/762356000>.

Meeting ID: 762 356 000

Call-In: +1 312 626 6799

During this virtual meeting, LMHA and McCormack Baron Management (MBM) staff will review eligibility criteria, waiting list process, properties coming on-line in 2020, and answer questions. Participants may access the meeting via the internet and/or telephone. Video of the meeting will also be posted on the Vision Russell website for viewing afterward, along with a “Frequently Asked Questions” document listing questions / answers from the meeting.

- b. **100% Smoke-Free:** The Beecher Terrace community will be smoke-free. Smoking will only be permitted outdoors in designated areas. If you or a member of your household smoke and are interested in quitting, please contact the Louisville Department of Public Health and Wellness at (502) 574-STOP (7867).
- c. **Notice of Reasonable Accommodation:** If you or someone else in your household has a disability – and as a result of this disability, this person needs a reasonable accommodation in order to participate fully in housing programming – please contact the Customer Service Ombudsman at (502) 569-6942 to discuss accommodation options.
TDD (502) 587-0831

For more information about the revitalization of the Russell neighborhood, including information about the redevelopment of Beecher Terrace, please visit the Vision Russell website at www.visionrussell.org.

Sincerely,

Lisa Osanka

Lisa Osanka
Executive Director

Enclosures