



Beecher Terrace Reoccupancy Frequently Asked Questions (FAQs)

(4/14/2020)

1. Are there funds available to help me with my move to a Beecher replacement unit?

Yes. As an Original Beecher Terrace resident, you will receive **a fixed payment** sum for your first move only to a Beecher Terrace replacement unit. You will receive half of the money once you have selected a unit and the second half once you have moved from your current address. The amount is based on the bedroom size of the new unit you lease. The fixed payments will be:

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

2. What other benefits are available?

For your first move only to a Beecher Terrace replacement unit, LMHA will provide assistance with any required utility or security deposits.

Urban Strategies can provide case management, and referrals to supportive services, including information on financial and other resources as you plan and undergo your move to a Beecher Terrace replacement housing. Urban Strategies can also help you establish utilities in your name, if required. For more information, contact **Urban Strategies at 502-384-0786**. Urban Strategies offices are temporarily closed to the public due to the COVID-19 crisis.

3. What do I need to do to make sure I am eligible for these benefits?

All Original Beecher Terrace households are eligible for these benefits when they make their first move to a Beecher Terrace replacement unit. To make sure you are able to receive these benefits, please:

- Make sure everyone in your household is on the lease; and
- Continue to comply with the terms of your current lease.

If you have any questions about the benefits you will receive when you move back to a Beecher Terrace replacement unit, please, contact **LMHA's Occupancy Department at 502-569-3479.**

4. How/who determines what bedroom size I may be eligible for?

The following guidelines will determine the size unit that a family is eligible for, or the Family Unit Size, without overcrowding or over housing:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

These standards are based on the assumption that each bedroom will accommodate no more than two persons.

In determining bedroom size, the LMHA will include:

- a. Children currently under a 50% or more joint custody decree or children for whom a Household Member is listed as the primary residential parent on a joint custody decree; and
- b. Children who are temporarily in foster care.

A Family that consists of a pregnant woman (and no other persons) will be treated as a two-person Family. The following guidelines will be used solely to establish the number of bedrooms for which the Family is eligible to receive subsidy:

- a. In general, each two Household Members are eligible for no more than the subsidy provided for one bedroom increment;
- b. Each two Household Members are eligible for no more than the subsidy provided for one one-bedroom increment unless they share one of the following relationships: parent/child, grandparent/grandchild, or siblings of the opposite sex;
- c. Each two Minors of the same sex, regardless of age, are eligible for no more than one-bedroom increment;
- d. Minors of the opposite sex are eligible for separate bedroom increments;
- e. Foster Children and Foster Adults will be treated in the same manner as Family Members;
- f. No more than one person may live in a zero-bedroom unit; and

- g. Each Live-In Aide is eligible for one, separate bedroom increment. The LMHA does not provide additional bedroom increments for members of the Live-In Aide's family.

The LMHA will grant an exception to these guidelines by providing for a larger Family Unit Size only as a Reasonable Accommodation for a Household Member with a disability.

The Family Unit Size will be determined by LMHA in accordance with the above guidelines. A family has the option to select a unit that is smaller than what they would be eligible for based on the above guidelines, provided there is at least one bedroom for each two persons.

These rules are also detailed in LMHA's Housing Choice Voucher Administrative. Occupancy staff will help you determine your bedroom size eligibility when you select a unit.

5. So just to be clear, would I be eligible for a 3-bedroom apartment if my children are of the same sex?

As outlined in 1.c above, if you only have two children, and they are the same sex, they would only be eligible for one-bedroom. If you, or you and a spouse or partner, are the only other household member(s), your household would be eligible for a two-bedroom unit.

If you have three or four children of the same sex, your household would be eligible for a three-bedroom unit.

6. Will there be any four-bedroom apartments available to rent at the newly redeveloped Beecher Terrace?

The redeveloped site, like the original Beecher Terrace site, will include a mix of one-, two- and three-bedroom units.

7. Are there washers and dryers in the apartments in the 450 Roy Wilkins (the Phase I building for residents age 55+)?

No, there aren't washers and dryers in the apartments in the 450 Roy Wilkins Building, however there are laundry rooms on each of the buildings' four floors.

8. Are there washers and dryers in the Beecher Terrace family apartments, and if so, are they full size?

Yes. Washers and dryers are included in each of Beecher Terrace's family apartments, and they are full-size units.

9. I see that the first two phases at Beecher Terrace will be ready to move into in late 2020, but when will the other phases become available and how many will be replacement units?

The following chart outlines the currently anticipated dates that Beecher Terrace units will become available. Please note that these dates are subject to change.

Beecher Terrace On-Site Housing Plan				
Rental Phases	Beecher PBV Replacement Units	Total Units by Phase	Building Type(s)	Estimated Occupancy Date
Phase I Senior Housing	114	117	4-Story Elevator	November 2020
Phase II Family	43	108	Townhomes, Walk-ups	December 2020
Phase III Family	66	185	Townhomes, Walk-ups, 4-Story Elevator	June 2022
Phase IV Family	61	141	Townhomes, Walk-ups	December 2022
Phase V Family	32	69	Townhomes, Walk-ups	September 2023
Subtotal	316	620		
Homeownership Phase	Beecher PBV Replacement Units	Total Units by Phase	Building Type(s)	Estimated Occupancy Date
		20	TBD	October 2023
Subtotal	0	20		
TOTALS ON-SITE	316	640		

10. Are the off-site townhouse units at Newbridge brand new apartments?

No, the townhomes at Newbridge are not new, but they have been rehabbed and feature central air, dishwashers and washer and dryer hookups.

11. Do you still have to fill out and return the pre-application even if you don't plan to move back to Beecher Terrace or to off-site replacement housing, or if you aren't sure at this time?

Even if you don't plan to or aren't sure about moving back to the redeveloped Beecher Terrace site or to other off-site replacement units, we recommend that you return your pre-application to get into the lottery. It could help improve your position on the waiting list, and shorten your wait considerably if you change your mind in the future. You can remain on the wait list indefinitely and are under no obligation to move once you reach the top of the waiting list.

12. Do I need to return a pre-application to keep my Lifetime Preference to move back to Beecher Terrace or to off-site replacement housing?

No – the only requirement for an original BT resident to maintain their Lifetime Preference is to have been lease compliant and remain lease compliant during their relocation period. If you don't return a pre-application before the April 29, 2020 deadline, you will be placed on the wait list in the order your pre-application is received, even if it is months or years later.

If you were the head of the household while moving from Beecher Terrace, you have a first preference. If you weren't the head of your household at the time you were relocated from Beecher, you have a second preference for these units.

In addition to the 316 replacement housing units that will be offered on the Beecher Terrace site, there will also be 442 replacement units developed off the Beecher Terrace site. Beecher Terrace residents have the same lifetime preference for these units as well.

Original Beecher Terrace residents will be notified of the availability of new on- and off-site replacement units several months before they become available. To ensure that you receive information about new units, please inform LMHA and Urban Strategies staff of any changes to your phone number, and email or mailing addresses. This is especially true if you moved to an unsubsidized, market rate unit when relocating from Beecher Terrace.

13. If you are due to recertify with Section 8, do you still need to fill out paperwork for recertification?

Yes – please stay current with any needed recertifications to ensure that you remain lease compliant and retain your Section 8 voucher until such time that you relocate to a Beecher Terrace replacement unit.

Please note however, that due to the COVID-19 crisis, LMHA will be extending the due dates for annual recertification to December 31, 2020. LMHA staff will be contacting all voucher holders with more information about the changes in recertification dates. This information will also be available on LMHA's website www.lmha1.org.

Additional Questions:

If you are an Original Beecher Terrace resident and believe you are eligible to receive a pre-application and did not receive one, please contact **LMHA's Housing Choice Voucher office at 502-569-6076** to have a pre-application mailed to you.

If you have questions about how to fill out the pre-application, please call **LMHA HCV Support Staff at 502-569-6076**

For all other questions, please call LMHA's Choice Neighborhood department at 502-569-3461.

This FAQ will be updated and posted on the Vision Russell website, www.visionrussell.org, as we receive new questions.