



Beecher Terrace Resident Reoccupancy Virtual Meeting
Tuesday, April 14, 2020
6:00 pm – 7:30 pm

Beecher Terrace Resident Reoccupancy Meeting Agenda

- 💧 Welcome, Panel Introductions and Zoom Tips
- 💧 Lifetime Right to Return for Original Beecher Terrace Residents
- 💧 Waiting List and Lottery Procedures
- 💧 Notification of Available Units
- 💧 Assistance with Moving
- 💧 Remaining Lease Compliant / Utilities/Resources
- 💧 Replacement Units Available in 2020

Welcome & Introductions

- ◆ Facilitator: Pam Bischoff, LMHA, Assistant Choice Coordinator
- ◆ Deborah Gilbert, LMHA, Director of Section 8
- ◆ Kathy Head, LMHA, Manager of Leased Housing
- ◆ TaLonda Holland, Urban Strategies, Project Manager
- ◆ Octavia Johnson Norman, McCormack Baron Management, Regional Director
- ◆ Kathleen O'Neil, LMHA, Choice Coordinator

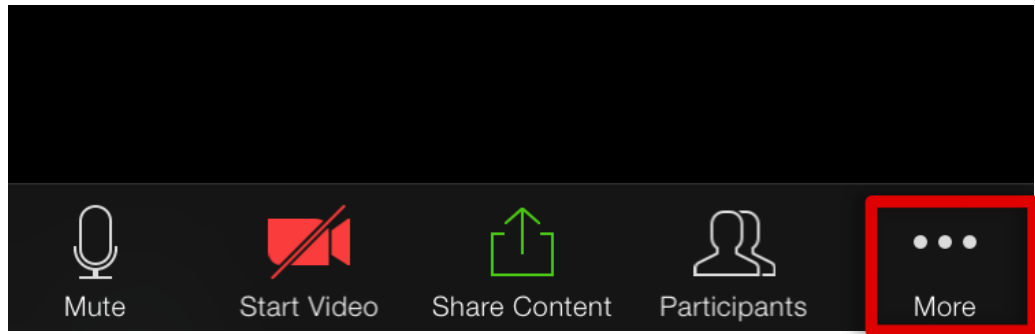
ZOOM Tips

- ◆ The audio and video for all call participants, except for the panel members, is currently turned off.
- ◆ At the end of the call we will have a Question and Answer session. On Zoom, you can “raise your hand” to ask a question.
- ◆ You can also ask a question using “chat” at any time.

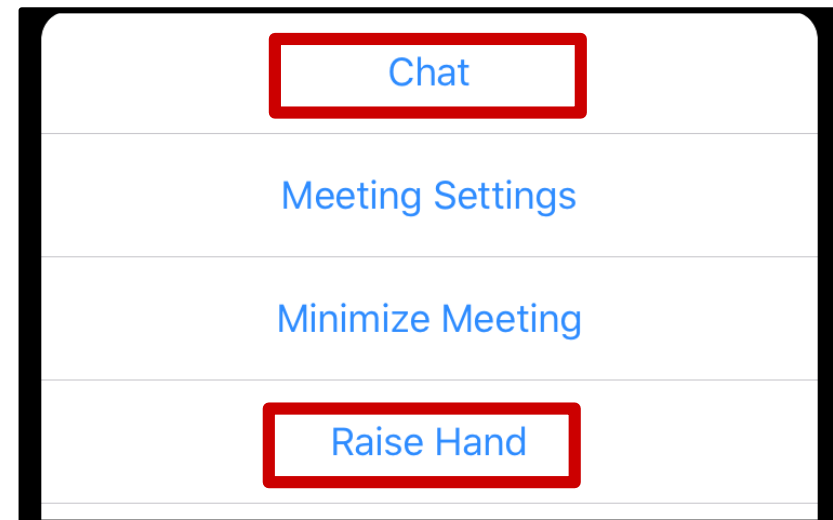


ZOOM Tips for Smartphone Users

- 💧 To access the chat function on your smartphone, press the three dots labeled “More” at the bottom of your screen



- 💧 This will give you the option to join the chat, or to raise your hand during the Question and Answer session.

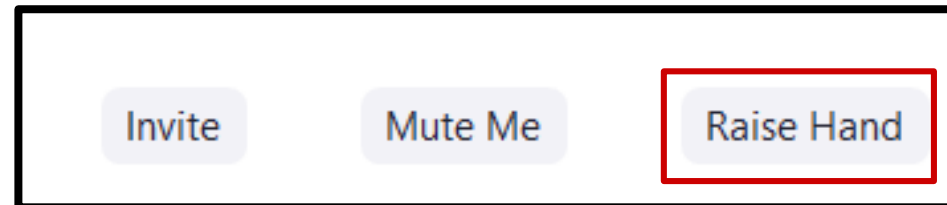


ZOOM Tips for Computer Users

- 💧 To access the chat function on your computer, click the “Chat” button on the menu at the bottom of your screen. The “Raise Your Hand” feature is available in the Chat Room.



- 💧 In the Chat Room, the “Raise Hand” feature is located at the bottom of the chat box.



Resident Right to Return

- ◆ Original Beecher Terrace Residents who were relocated from the site will be offered admission to all 758 Beecher replacement housing units – both on-site units and off-site units - before anyone else.
- ◆ Residents relocated from Beecher Terrace will have this admissions preference **for life**.
 - If you were the Head of the Household, you will have **first preference**.
 - If you weren't the head of your household, you will have **second preference**.

Right to Return Policy

💧 “Original Beecher Terrace Resident”

- A Resident who occupied a unit at Beecher Terrace under a valid lease, on or after **June 28, 2016**

💧 “Lease Compliant”

- A Resident who was in good standing at the time of relocation or departure from Beecher Terrace, and remains lease-compliant during their relocation period



Right to Return Policy

💧 “Right to Return”

- Residents who meet lease compliance requirements will maintain a **Lifetime Preference** to occupy a Replacement Housing unit (both on- and off-site)

💧 “Replacement Housing”

- Any of the 758 on- or off-site Beecher rental units that replace the original 758 Beecher Terrace units.

Right to Return Policy

💧 “Grounds for Denial”

- LMHA will deny assistance to any Original Resident who near the time of interest in exercising the Right to Return:
 - ❖ Is not Lease-Compliant; or
 - ❖ Fails to complete any aspect of the application or lease-up process

Beecher Terrace Resident Waiting List Policy (PBV Waiting List Policy)

- 💧 Reoccupancy Packets were mailed to all Original Beecher Terrace Heads of Household.
 - The packet included a **Pre-Application**
 - ❖ Please fill it out completely and return by **April 29, 2020** to be placed into the waiting list lottery
 - ❖ Pre-applications returned after April 29 will be placed on the waiting list by the date and time received

PBV Waiting List Policy

- 💧 As soon as Beecher Terrace replacement housing units become available:
 - Applicants will be contacted in the order they appear on the Waiting List, and
 - According to the preferences they indicated on the pre-application (Senior, Family, On-Site, and/or Off-site)

Notification / Application / Lease-up

- 1) You will receive an Offer Letter and “Yes Letter” to return to LMHA
- 2) Contact the landlord to view the available unit
- 3) Return the “Yes Letter” to LMHA – include current landlord’s contact information in space provided
- 4) The LMHA Housing Choice Voucher (HCV) office will schedule a Certification (New Family) Appointment for you
- 5) LMHA completes a lease compliance check

Notification / Application / Lease-up

- 6) Pass lease compliance check and attend a scheduled briefing
- 7) At briefing, sign a Statement of Family Responsibility. You will also be given a Tenancy Addendum
- 8) Take the Tenancy Addendum to the landlord – complete this addendum and the lease with the landlord
- 9) Bring completed lease and addendum to HCV office for review
- 10) Return paperwork to landlord and schedule your move-in!

PBV Waiting List Policy

💧 Lifetime Preference Order

- **First Preference** - Original Heads of Household
- **Second Preference** - Newly created second household.
For example, when a household splits or a minor child turns 18 and is ready to obtain their own housing

PBV Waiting List Policy

- ◆ Original Beecher Terrace Residents who complete and return a pre-application are never removed from the list. However, Applicants may be moved to the bottom of the Waiting List if:
 - An Applicant has accepted a replacement unit
 - An Applicant refused two offers for replacement housing (unless refused for good cause – see Waiting List Policy)

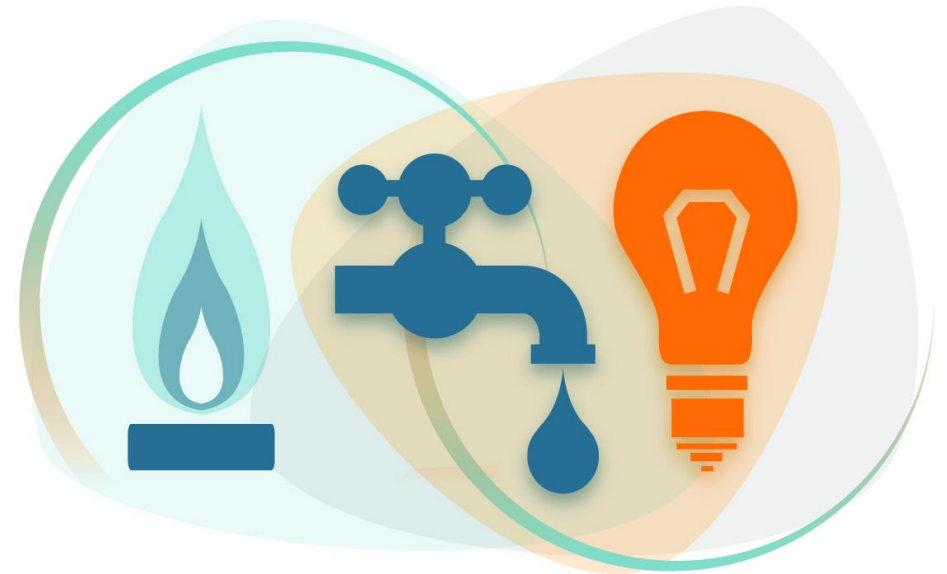
Assistance for Moving

- ◆ Original Beecher Terrace residents are eligible for a one-time cash benefit for your FIRST move to a Beecher Terrace replacement unit.
- ◆ Fixed payment moving assistance payments are:
 - 1-Bedroom - \$900
 - 2-Bedroom - \$1,100
 - 3+Bedroom - \$1,300



Utility Information

- Some replacement housing options will require residents to put utilities in their own name
- Louisville Gas & Electric
(502) 589-1444
- Louisville Water Company
(502) 583-6610
- Previous Utility Balance?
Contact Area Community Ministries or
your Urban Strategies case manager



Other Resources

💧 Urban Strategies, Inc. – CNI People Lead

- Case Management for all Beecher family members
- Referrals to Community Programs and Services to support Health, Education and Economic goals
- Resources and support for basic needs related to COVID-19, barrier elimination, rent, and utilities.



USI | URBAN STRATEGIES, INC.

Families at the Center of Results

Beecher Terrace Master Site Plan



Beecher Terrace On-Site Housing and Amenities

- ◆ Four or five Rental Phases and one Homeownership Phase
- ◆ A total of 620 mixed-income rental units including:
 - 316 Beecher Terrace Replacement,
 - 132 Affordable,
 - 172 Market
- ◆ 20 Homeownership Units
 - 6 Affordable
 - 14 Market
- ◆ Multi-generational, Energy Efficient, Amenity Rich Community
- ◆ Ali Arts and Cultural Corridor Plans in Development

450 Roy Wilkins Avenue Building

55+ Community Living



450 Roy Wilkins Avenue Building

55+ Community Living

- ◆ 117 apartments
 - 114 1-BR Beecher Terrace Replacement units,
 - 3 2-BR Affordable units
- ◆ Indoor & Outdoor Community Spaces
- ◆ Management office in the building
- ◆ Fitness Center
- ◆ Crafting Room
- ◆ Visiting Doctor's Office
- ◆ Hair Salon
- ◆ Laundry Rooms on Each Floor



the new **BEECHER TERRACE**

450 ROY WILKINS AVENUE FLOOR PLANS*



1-Bedroom/1-Bath



2-Bedroom/1-Bath

55+
**COMMUNITY
LIVING**

- Indoor & Outdoor Community Spaces
- On-Site Management Office
- Fitness Center
- Crafting Room
- Doctor's Office
- Hair Salon
- Laundry Rooms on Each Floor
- Close to Downtown

MCCORMACK BARON SALAZAR

**Example floorplans, unit layouts vary*

Available in Late 2020

Beecher Terrace On-site: Phase II
Family Living Apartments



Available in Late 2020

Beecher Terrace On-site: Phase II Family Living Apartments

- 💧 108 rental units
 - 💧 43 Replacement
 - 💧 15 Affordable
 - 💧 50 Market Rate
- 💧 On-site Management offices
- 💧 Garden-style and Townhome-style Floor Plans
- 💧 1, 2, and 3-BR units available
- 💧 Washers & Dryers provided in every unit
- 💧 Playgrounds



the new
BEECHER TERRACE
GARDEN-STYLE APARTMENT FLOOR PLANS*



1-Bedroom/1-Bath



2-Bedroom/1-Bath
(+1 3-BR/2-BA Accessible)

**FAMILY
LIVING**

- Indoor & Outdoor Community Spaces
- On-Site Management Office
- Fitness Center
- In-unit washers & dryers
- Playgrounds
- Close to Downtown

MCCORMACK BARON SALAZAR

**Example floorplans, unit layouts vary*

the new
BEECHER TERRACE
 TOWNHOME-STYLE FLOOR PLANS*



2-Bedroom/1.5-Bath



3-Bedroom/2.5-Bath

FAMILY LIVING

- Indoor & Outdoor Community Spaces
- On-Site Management Office
- Fitness Center
- In-unit washers & dryers
- Playgrounds
- Close to Downtown

MCCORMACK BARON SALAZAR

**Example floorplans, unit layouts vary*

Off-Site

Total of 442 Replacement Units

- 💧 Mix of new construction and existing 1-, 2-, and 3-BR units
- 💧 Located in neighborhoods of opportunity throughout Jefferson County or within the Russell neighborhood.
- 💧 All 442 replacement units will be available by September 30, 2023.

Currently Available

Off-Site Units:

Louisville Historic Rising

- Scattered sites located in the Russell neighborhood
- 5 2-BR and 15 3-BR Affordable units
- Variety of floorplans and historic building types
- Washer/Dryer Hookups, Dishwashers, Central Air
- Convenient to Downtown, I-64 and I-265 Hwys, W. Broadway and the new Rapid Transit bus line



Currently Available Off-Site Units: Newbridge Place

- ◆ Fern Creek neighborhood
- ◆ Bardstown Road area
- ◆ Bates Elementary Cluster; Newburg Middle School; Fern Creek High School
- ◆ Washer / Dryer Hookups, Dishwashers, Central Air
- ◆ 13 1-BR and 14 2-BR units available



Baxter Community Center and Walnut Park



During April and May, we will be exploring early ideas for updating the Baxter Community Center and the parks at Beecher Terrace. This will help us apply for a potential funding opportunity in June.

Please visit visionrussell.org for updates on how you can participate - we look forward to working together with residents and the broader Russell neighborhood.

Questions?

