



Beecher Terrace Relocation Frequently Asked Questions (FAQs)

(Updated 9-2-2020)

1. Why did the Housing Authority relocate Beecher Terrace residents?

On December 12, 2016, HUD awarded the Louisville Metro Housing Authority (LMHA) and Louisville Metro Government (LMG) a Choice Neighborhoods Implementation Grant totaling \$29,575,000 to:

- Demolish and rebuild the Beecher Terrace site over approximately six years;
- Relocate and provide supportive services to Beecher Terrace families;
- Make other critical community improvements in Russell, such as enhanced parks and recreation spaces, improvements to residences and vacant properties, adding new commercial and retail opportunities; and
- Improve educational, economic, and health outcomes for Russell residents.

The new Beecher Terrace currently under construction is a mixed-income, mixed-use community with housing that addresses the needs expressed by the original Beecher Terrace residents during their relocation surveys and interviews. All of the 758 public housing units that were originally on the site will be replaced either:

- On the original Beecher Terrace footprint;
- Elsewhere in the Russell neighborhood; or
- In other high-quality neighborhoods throughout the city.

2. When did residents move?

The relocation process took place in three phases. Phase I households (Buildings 51-59) began moving in May 2017 and completed their moves by the end of 2017. Phase II households (Buildings 21-50) were all moved by early

2019, and Phase III households (Buildings 1-20) completed their moves by mid-October 2019. Whenever possible, households with school age children were moved during summer breaks.

3. What were the relocation options?

Prior to moving, residents completed a relocation survey and indicated their 1st, 2nd, and 3rd housing choices. Depending on their eligibility, residents could choose 1) another public housing unit including a LMHA scattered sites, 2) a Section 8 voucher that they could use in the private market, or 3) an unsubsidized (market rate) unit.

Beecher Terrace residents were moved to the top of the waiting lists for public housing and Section 8. If a resident selected a vacant public housing or scattered site unit, they had no wait. If a resident selected a Section 8 voucher, they were scheduled for a briefing.

A total of 571 households were relocated from Beecher Terrace (107 in Phase I, 296 in Phase II and 168 in Phase III.).

The following is a combined summary of where original Beecher Terrace residents moved:

Parkway Place	31
LMHA High rises	56
Beecher Terrace	1
Scattered Sites	168
Section 8 Voucher	219
Privately Managed HOPE VI Sites	38
Market Rate Properties	3
Temple Spears	20
Purchased a Home	2
Moved on their own (No Relocation)	28
Other	5
TOTAL	571

The following summarizes the housing choice they received:

Received 1st choice	487
Received 2nd choice	54
Received 3rd choice	2
Moved on their own (No Relocation)	28
TOTAL	571

4. What neighborhoods did Beecher Terrace residents move to during relocation?

Residents moved to neighborhoods throughout the city, and a few relocated outside of Louisville. For a map of relocation choices with Louisville, click [HERE](#).

Beecher Terrace households were provided with individual mobility counseling and given choices on where they would like to move. For example, if a household indicated they were interested in an LMHA scattered site property, they were asked if they had a preference for a certain area of the city, such as staying in Russell, or moving to the east, south or west end of the city.

Before making their choices, residents could also review a directory with details on each of LMHA sites, such as its bus line information, school clusters, nearby medical offices and neighborhood amenities. If a household chose a Section 8 voucher, they decided where they wanted to live, taking into consideration these same factors to make sure their family's needs were met.

5. Did households receive money to relocate?

Yes. Beecher Terrace households could choose from the following three relocation benefit options:

1. 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

2. 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
3. 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.

6. What other benefits were received?

LMHA provided Beecher Terrace residents with the following relocation benefits:

- Relocation planning and mobility counseling to help maximize housing choices;
- Transportation assistance, to visit units the household is interested in;
- Special tours of housing options;
- Enhanced supportive services;
- LMHA paid any deposits needed to connect utilities at the new unit;
- LMHA assisted with establishing utilities in the resident's name, if required;
- LMHA reimbursed residents for any reasonable credit check fee required by a landlord (LMHA never charges residents credit check fees);
- LMHA reimbursed residents for reasonable security deposits;
- Replacement housing payments were available to eligible households who moved to an unsubsidized (market-rate) unit; and
- Households who purchased a home could be eligible for down payment assistance

7. What were the eligibility criteria for a household to receive relocation benefits?

Beecher Terrace households who resided at the site on the date of the grant submission, or **June 28, 2016**, were eligible for relocation benefits;

To remain eligible for their relocation benefits, residents were required to:

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

9. Will relocated residents be able to return to the Beecher Terrace site?

All original Beecher Terrace Residents have a Lifetime Right to Return Preference for all on- and off-site replacement units as long as the original Resident was Lease-Compliant when they moved out of Beecher Terrace, and continues to remain Lease Compliant during their Relocation Period. If a resident was the Head of the Household when moving from Beecher Terrace, they will receive a first preference. If the resident was not the Head of Household at the time of relocation, they will receive a second preference for replacement units.

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

Additional moving benefits are also available to Beecher Terrace residents for their first move back into a Beecher Terrace replacement housing unit.

Beecher Terrace residents were mailed a pre-application for the BT replacement housing units on March 23, 2020. Any Beecher resident who returned their pre-application by the submission deadline of May 13, 2020 was entered into a lottery drawing to determine their place on the wait list. Beecher Terrace residents who apply after the deadline are being placed on the wait list in the order their pre-applications are received. Beecher Terrace residents will also receive notifications about new units as they become available.