

Beecher Terrace Reoccupancy Frequently Asked Questions (FAQs)

(Updated 11/10/2020)

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WAITING LIST / PRE-APPLICATIONS / LIFETIME PREFERENCE

1. 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 didn't return a pre-application before the May 13, 2020 lottery 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 who are on the Original Beecher Terrace wait list will be notified (according to their place on the wait list) of the availability of on- and off-site replacement units as 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.

2. Since it's past the lottery deadline, is it too late to turn in a pre-application? And do I still need to fill out and return the pre-application even if I don't plan to move back to Beecher Terrace or to off-site replacement housing at this time, or if I'm not sure?

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 on the wait list. It could help improve your position, 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.

Pre-applications received after the May 13, 2020 deadline will be placed on the waiting list according to the date and time received. All residents will receive a letter confirming receipt of their pre-application, and letting you know your initial place on the Original Beecher Terrace PBV Waiting List.

3. I missed the deadline to return my pre-application for the lottery. Can I still get on the waiting list for a Beecher Terrace replacement unit?

YES. If you haven't turned in your pre-app yet, and you are interested in returning to any on- or off-site Beecher Terrace replacement unit now or in the future, we recommend you return your completed pre-application. If you have any questions about filling out your pre-app, please call 502/569-6067 or call your Urban Strategies case manager.

4. I submitted a pre-application for Beecher replacement units in time for the lottery drawing. How do I find out my position on the wait list?

All residents who were included in the lottery drawing were sent a letter confirming receipt of their pre-application, and letting you know your initial place on the Original Beecher Terrace PBV Waiting List.

5. I need to request a pre-application. What is the number I should call?

502/569-6067

6. How long is the waiting list?

As of the date of the initial lottery drawing, May 19, 2020, there were 202 households on the Original Beecher Terrace resident replacement housing waiting list. As of November 10, 2020 there are now 235 households on the waiting list.

7. Do you still have to fill out the pre-application paperwork even if you are not yet sure you will choose reoccupancy, or if you don't plan to return to Beecher Terrace?

If you are interested now, or believe you may be interested at some time in the future in accepting a Beecher Terrace replacement unit, whether on- or off-site, we recommend you complete and return a pre-application to secure your position on the Beecher Terrace PBV Waiting List. However, if you still decide not to apply now, you can submit a pre-application at any time in the future, and your household will be added to the list according to the date and time the pre-application is received.

8. Does the pre-application need to be returned to honor moving back to Beecher Terrace at a later date and maintaining the status of "Lifetime Preference" for Beecher Terrace replacement units?

Return of the pre-application is not necessary to secure or maintain your Lifetime Preference for Beecher Terrace replacement units, whether on- or off-site. Please see #1, above. Return of the pre-application now, rather than later, is recommended to secure your place on the Beecher Terrace PBV Waiting List.

9. When referring to preferences, as far as an 18-year old child, is the 2nd preference considered after the parent turns down the 1st preference, or after they have accepted a unit? Would the 18-year old child be considered a person added to the waiting list after the parent moved into the unit or if they have turned down a unit?

If the household has split, meaning the 18-year old child would like their own unit, both the parent and child can be on the waiting list at the same time. All original heads-of-household have 1st preference. After all those with 1st preference have been offered a replacement unit, those with 2nd preference (an Original Beecher Terrace resident who was NOT head-of-household at the time of relocation) will have an opportunity to lease a Beecher Terrace

replacement unit. Individuals with a 2nd preference will also maintain this preference for their lifetime.

Any individuals/households who qualify for this 2nd preference and who are interested in a Beecher Terrace replacement unit should complete and return a pre-application, in order to be placed on the waiting list. If you need a Beecher Terrace pre-application mailed to you, please contact the HCV Office at 502/569-6067.

10. If I accept an off-site Project Based Voucher (PBV) unit, where will my name go if I want to move back to Beecher Terrace in the future?

If you accept an off-site PBV replacement unit, your name will go to the bottom of the Beecher Terrace Waiting List. Your name would move back up on the waiting list as others accept replacement units, according to your housing preference, i.e., off-site, on-site 55+ or other on-site family units.

11. How many people from Beecher Terrace are being accepted back into the new units at Beecher Terrace?

There are currently just over 600 Original Beecher Terrace households who are presumed eligible for the Lifetime Right to Return, based on LMHA records at the time of move-out / relocation from Beecher. All households must complete eligibility screening prior to lease-up of a replacement unit to verify lease-compliance. Eligibility for return is outlined in the Right to Return policy – a household must remain lease-compliant to be eligible for the Lifetime Right to Return.

Original Beecher Terrace households will have a preference for all of the 316 replacement units being developed at the Beecher Terrace site. Depending on their income levels, original Beecher residents may also be eligible for the other 132 affordable LIHTC rental units and 172 market rate rental units being developed on the Beecher Terrace site. They will have a preference for these units as well.

REOCCUPANCY BENEFIT INFORMATION

10. 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 and turned in the keys to the landlord. 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

11. 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**. Please note that Urban Strategies offices are temporarily closed to the public due to the COVID-19 crisis.

12. 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**.

CURRENTLY ON SECTION 8

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.

14. I just had my Section 8 briefing and received my new voucher. Do I still have to fill out Section 8 packet sheets and send them in, even though I have sent in my Beecher Terrace pre-application form?

Yes, please complete all Section 8 documents, as Section 8 and Beecher Terrace replacement housing are separate.

15. Will Section 8 be welcomed into new homes?

Both on-site and off-site Beecher Terrace replacement units will have project-based vouchers (PBVs), meaning that the voucher is attached to that unit only. If an original Beecher Terrace resident selected Section 8 (or Housing Choice Voucher -HCV) when they originally relocated from the Beecher Terrace site, they would give that voucher up when they move into a PBV replacement unit. If at some time in the future they decided they wanted to get back into the Section 8 (Housing Choice Voucher) program, they could request another HCV after their initial PBV one-year lease period is up, as long as they remain lease-compliant during the one-year lease period.

Beecher Terrace residents who currently have a HCV may also use their vouchers in the LIHTC-only units that will be available on-site at Beecher Terrace.

16. What if I'm in the middle of my lease for a Section 8 HCV unit when I'm contacted about moving into a Beecher Terrace replacement unit? Am I able to get out of my lease?

As long as you are lease compliant and current with your rent, LMHA can work directly with your landlord to release you if you are offered a Beecher Terrace replacement unit while you are mid-lease.

17. Can I move to the new Beecher site, if I am still under lease in the place that I live now?

LMHA is communicating with Section 8 landlords regarding the unique opportunity that Original Beecher Terrace residents have to move back to the redeveloped site or accept an off-site replacement unit. If you are a Section 8 resident, LMHA will assist you by requesting the landlord release your household from its current lease without penalty, in order to allow you to move into a replacement unit. Landlords typically agree to a 60-day notice, but a shorter notice is possible if agreed upon by the landlord and tenant.

If you are a public housing resident, LMHA will release you from your current lease with no penalties, as long as you are lease-compliant and follow all move-out procedures, including giving a 30-day notice and turning in your keys from your old unit.

18. Will I be responsible for the amount still owed on my current lease or will it be forgiven?

Please see #'s 16 and 17, above. Landlords typically agree to a 60-day notice prior to release. You will be responsible for your rent in your current unit during that time.

19. If the lease can be broken when I move to Beecher, will I still be finishing out the lease that I am under currently, or will I be issued a brand new lease for the Beecher site?

You will be issued a new lease for the replacement unit.

ELIGIBILITY / BEDROOMS

20. How is it determined what bedroom size I may be eligible for?

The following HCV Administrative Program guidelines will determine the size replacement 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
1	1	2
2	2	4
3	3	6

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 Plan.

21. 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 have two children, and they are the same sex, they would only be eligible for one-bedroom increment. 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.

22. If someone does not currently have children but is expecting or may gain custody of a child, when they request a unit based on family size, will they later be expected to show proof of a child living there?

Unit size eligibility is determined during the LMHA eligibility screening process, which occurs after you have sent in your signed offer letter, accepting an offer of housing. LMHA's Housing Choice Voucher (HCV) staff will guide you through this process and let you know what, if any, documentation is required to verify any household additions, such as expecting a birth, adoption, or gaining custody of an additional child(ren).

23. I was offered a two-bedroom unit at the time of relocation. Will I be able to stay in a two-bedroom unit if I accept replacement housing at Beecher Terrace?

Please see Question #17 regarding unit size eligibility. Although most families were housed by our established occupancy standards, due to a shortage in the availability of one-bedroom units at the time of relocation, some households were offered two-bedroom units. Upon accepting a Beecher Terrace replacement unit, all households will be "right-sized" according to their unit size eligibility based on the information detailed in Question #17.

HOUSING AT THE NEW BEECHER TERRACE

24. What is the expected time frame for this project to be complete?

The majority of the Beecher Terrace housing will be completed by September 2023. The last phase will be completed by September 2025. Please see the chart below in #28 for estimated completion dates for each phase.

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

No. The redeveloped site, like the original Beecher Terrace site, will include a mix of one-, two- and three-bedroom units.

26. 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. As of the Fall 2020, the cost per load is estimated to be \$2.00.

27. 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.

28. I see that the first two phases at Beecher Terrace will be ready to move into in late 2020 and early 2021, 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	February 2021
Phase III Family	66	185	Townhomes, Walk-ups, 4-Story Elevator	March 2022

Phase IV Family	61	141	Townhomes, Walk-ups	April 2023
Phase V Family	32	69	Townhomes, Walk-ups	April 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		

29. I have received my offer letter for a unit at the 450 Roy Wilkins, 55+ Community. When will I be able to tour a unit?

Units for The 450 Roy Wilkins 55+ community are currently available to tour virtually at <https://visionrussell.org/new-to-beecher-terrace/>. More information will be communicated to persons on the Beecher Terrace waiting list, and posted on the Vision Russell website as additional virtual tours become available.

30. What utilities are included with the rent at Beecher Terrace?

Gas, electric and water are included in the rent at The 450 Roy Wilkins Avenue Building for persons age 55+. Water is included in the rent in all the on-site family units.

31. Do you think there will be any delays with units being ready at Beecher Terrace because of the COVID-19 crisis?

Construction has been delayed slightly due to the COVID-19 crisis. We are monitoring daily and updating our website with any changes to the dates we anticipate units becoming available.

32. Will the 55+building have elevators?

Yes, The 450 Roy Wilkins Avenue Building, which is exclusively for persons age 55+, has two elevators. The building also has three stairwells.

33. When will the other housing being built near 10th and Jefferson be ready to move into? How many bedrooms are the units in this housing? Is it single resident housing or family housing?

Phase II housing near 10th and Jefferson is scheduled to be ready for occupancy in February 2021. The units will be a mix of 1, 2, and 3-BR apartments. For PBV units, the BR size will depend on the household makeup. Please see question #20 for more information.

34. Are the new Beecher Terrace apartments inside a building or like town houses such as at Sheppard Square?

There will be a mix of different building types. The family housing phases will be a neighborhood-scale mix of walk-up 3-story garden buildings and 2-story townhouses similar to Sheppard Square. There will be two single buildings on the site – 1) The 450 Roy Wilkins Avenue building (55+) and 2) construction will begin in 2021 on a 4-story single apartment building with an elevator at Roy Wilkins Avenue and West Liberty, consisting of 43 1- and 2-bedroom units, including several accessible units on the first floor.

35. Can I move into Beecher Terrace although I have not lived in Beecher since 2002? I am over 55. I am interested in market rate apartments.

There are no market-rate units in The 450 Roy Wilkins building (55+ community). However, market-rate (unsubsidized) units will be available in all other phases of development. Units will consist of a variety of building styles and will include 1-, 2-, and 3-bedroom apartments. Depending on your household income, you may qualify for a tax-credit (LIHTC) unit, which is a fixed rent based on income-eligibility.

36. What are some expectations to be a tenant at Beecher?

The expectations of residents at Beecher Terrace would be like any other leased unit. To maintain the Lifetime Right to Return, residents must remain lease-compliant in their replacement unit.

37. Who will be the property managers for the Beecher Terrace units and the off-site PBV units?

McCormack Baron Management will manage the new Beecher Terrace units. Offsite PBV units will be managed by private developers, with a small number of units (such as Newbridge) being managed by LMHA.

38. Will there be a grocery store nearby the redeveloped Beecher Terrace site?

It has been a challenge to secure a large-scale grocery store to locate near the Beecher Terrace site. Both Louisville Metro Government and LMHA continue to have conversations with organizations and companies about the potential of having a grocery store nearby the site, even if on a small scale. At this time, there are no firm commitments from any organizations, but we continue to seek a partner who would like to help address the food insecurity issues facing the Russell neighborhood, which the community has been trying to address for decades. We know that this is a great need and desire for the community, and we will continue to seek a partner to fill this need.

Additionally, McCormack Baron Salazar, the site developer, is looking at a number of commercial tenants for a development at the corner of 9th Street and Muhammad Ali Blvd. It is possible that a grocery could become a tenant at this site.

39. I was in the 55 and over area at 9th and Jefferson, due to my congestive heart failure. Now I have degenerative disc disease. So, should I go back to that area? I am only 50.

Although you would not currently qualify for a unit at The 450 Roy Wilkins Ave. building (55+ community), there will be other accessible units available on the Beecher site.

OFF-SITE REPLACEMENT HOUSING

40. Are the off-site units at Newbridge Place brand new apartments?

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

41. I understand that some off-site replacement units might be currently available, which is what I indicated I was interested in on my pre-app. When can I expect to hear from Section 8 regarding my eligibility appointment?

As of November 2020, off-site replacement units are currently available at the following sites:
Newbridge Place Apartments – Fern Creek Neighborhood – 9701 / 9717 Newbridge Road

- 1- and 2-bedroom units

Opportunity East – Middletown – 809, 904, 905 and 701 La Fontenay Court

- 1-bedroom / 1-bath and 2-bedroom / 2-bath units

Opportunity East – Lyndon Neighborhood – 1312 Herr Lane

- 3-bedroom / 2.5 bath (one unit)

1506 & 1508 West Market Street – Russell Neighborhood

- 1- and 2-bedroom units

Roosevelt Apartments – Portland Neighborhood – 224 North 17th Street

- 1-, 2-, and 3-bedroom units

LMHA's HCV staff have contacted those at the top of the Beecher Terrace replacement housing waiting list who indicated a preference for off-site housing. Offer letters began going out the week of June 22, 2020. Additional information regarding off-site housing will be sent as units become available. Original Beecher Terrace residents who indicated a preference for off-site housing will continue to be contacted as units become available, according to their place on the waiting list.

42. If I turn down an offer of an off-site replacement unit, will that “No” change my status on the list to return to the redeveloped Beecher Terrace site?

Your position on the wait list will not change if you refuse offers of off-site replacement housing units.

Only households who marked “off-site” as a preference on their pre-application will be contacted regarding offers of off-site PBV replacement units. You should receive a phone call to verify your preference and notify you of available off-site units. If you need to change your preference, please do so at this time.

UTILITY BALANCES

43. I have an outstanding past due gas and electric utility bill. What can I do to take care of it so it won't interfere with my ability to rent a Beecher Terrace replacement unit?

As outlined in the flier that was included in your pre-app package, you can contact Urban Strategies at 502/384-0786 if you need help with an outstanding water, or gas and electric utility bill. There are several community ministries in Louisville that may also be able to provide financial assistance for past due balances.

<https://visionrussell.org/wp-content/uploads/2020/03/Utility-Flyer-FINAL.pdf>

If you are unsure if you have an outstanding balance, it is recommended that you contact the utility provider as soon as possible, so that any outstanding balances can be addressed prior to applying for a Beecher Terrace replacement unit.

Louisville Gas & Electric: 502/589-1444
Louisville Water Company: 502/583-6610

44. Will I have to pay an LG&E or Louisville Water bill in the new Beecher Terrace or Senior Housing building?

LG&E and Louisville Water are both included in your rent payment for the Senior Housing building. Residents will need to pay the LG&E bill only in the other on-site Beecher Terrace units.

45. Will I have to pay off an old outstanding LG&E/Water bill that is in my name, before I can move to the new housing on the Beecher Site?

If you are moving into Phase II housing, you would need to have LG&E utilities in your name, therefore, any outstanding balances would need to be paid.

HEALTH & SAFETY

46. I am permanently disabled and have previously submitted paperwork from my doctor to LMHA outlining my need for a 2-bedroom apartment on one floor, preferably a first-floor unit. Will I need to get new paperwork from my doctor for these same accommodations in a replacement unit, or will the documentation previously submitted suffice?

At the time of certification, the client should provide new documentation regarding the need for any special accommodations related to a disability.

47. Can I get an apartment on the lower level(s) due to my medical issues (example: I can't climb stairs/phobia of being closed in – can't use an elevator)?

LMHA will grant reasonable accommodations for medical issues and disabilities. Be sure to communicate your needs to LMHA or other management entities when you are offered a replacement unit. You may need to have a letter from your doctor to verify the reason for your request.

48. Will we have security in the building? Will we have to buzz in and out as we enter and exit the senior building? Will we have security cameras?

There will be a courtesy patrol for the community. Entry into the senior building will require a fob or to be buzzed in for entrance. There will be cameras in certain areas of the community, such as outside of some of the entrances and in the lobby.

GENERAL / OTHER QUESTIONS

49. What if I would like to purchase a unit while I'm a resident? Would that be possible for me?

Yes, homeownership opportunities are possible, including a homeownership phase on the Beecher Site. A total of 20 homes will be built at Beecher Terrace. Six of these will be affordable, and fourteen will be market rate.

LMHA also has a Section 8 Homeownership program, which can be used by eligible voucher holders to purchase a home. LMHA's Special Program Team is actively working with Beecher Terrace families to connect them with these opportunities. Anyone interested should contact the Director of Special Programs at 502/569-6902.

Additionally, LMHA recently received approval from HUD for a Moving to Work (MTW) initiative that could provide support for Russell residents who were homeowners at the time of the Choice Neighborhoods Implementation application (June 28, 2016) and are now struggling to cover their homeownership costs because they spend more than 30% of their gross income on housing expenses, such as mortgage, taxes, insurance, and utilities. Households who qualify and choose to participate would be able to enroll in the Section 8 Homeownership program and receive assistance from LMHA to cover a portion of their housing expenses, ensuring affordable housing costs for existing Russell homeowners. There are a little over 500 homeowners in the Russell neighborhood that LMHA believes this program could potentially help who are struggling.

50. Other Information:

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.