



Russell Choice Neighborhood Coordinating Committee Meeting

April 21, 2021

Join via Zoom at <https://zoom.us/j/97802411642>

10:00 a.m. – 11:30 a.m.

Welcome – 2 min. ([LMHA Staff](#))

Implementation Grant - Neighborhood

- **Critical Community Improvements (CCIs) - 10 min.**
 - Historic Quinn Chapel Stabilization ([Allison Smith](#)) – LMG awaiting final approval of general contractor from National Park Service. Work is anticipated to be completed by July 2022.
 - Smart City Public WiFi ([John Hawkins](#)) – LMG is working to resolve some unforeseen connectivity issues with the network. Public launch postponed until network is fully functioning.
 - The Village @ West Jefferson ([Pam Bischoff](#)) – Certificate of Occupancy received in March 2021. Final punchlist items, including landscaping, are expected to be complete this month. The building is 100% leased, and the Choice Neighborhoods team moved their office into the building in late-March. Demolition of the rear addition of the adjacent church is complete, and the Interactive Teller Machine for Park Community Credit Union is installed. Additional playground prep work for the OVEC (Ohio Valley Educational Cooperative) is in progress.
 - Business Center & Plaza at LCCC ([Pam Bischoff/Shawn Summerville](#)) – Construction is complete on the leasehold space in the Business Incubator Center in LCCC's Old Walnut Street campus. Twelve of fourteen suites are leased.
 - 18th Street Corridor Redevelopment ([Laura G.](#)) - Three commercial development projects. Final cost estimates are expected in the coming weeks, and the Choice team expects to present these projects to HUD's CCI review panel on April 29th. Streetscape improvements are ready to start upon HUD approval, and anticipated to be complete in Summer/Fall of 2021.

Baxter Community Center, Baxter Square Park and Porter Paint Site

- Beecher Terrace Recreational Amenities Master Planning Update - 5 min. ([LMHA Staff](#))
Design concepts were presented to the Consulting Parties on March 4th meeting. LMHA submitted a grant application to the James Graham Brown Foundation on March 1st, and had a conference call with them on April 9th to review the application.. Funding decision anticipated May 18, 2021. Call with SHPO later today to discuss BCC fenestration before finalizing design.

Leadership Group and Task Group will continue to meet regularly as the project moves forward.

Neighborhood Safety Improvement Project

- Two-Way Street Conversions - 15 min. ([Mike King](#))
Louisville Metro Council allocated \$1 million in the Fiscal Year 2021 budget for safety improvements to Louisville's one-way streets, with a focus on streets in West Louisville. Chestnut Street/River Park Drive and Muhammad Ali Blvd, from 9th Street to Southwestern Parkway, were identified as priority corridors for these safety improvements, which include two-way conversions. .

Implementation Grant – Housing

- Demolition – 2 min. ([Laura and Ashley](#))
 - Third and final phase of Beecher Terrace demo was completed in March 2022.
 - Porter Paints demo anticipated to be completed in April 2021.
- Housing – 5 min.
 - Phase 1 updates – Occupancy began first week of February 2021
 - Phase 2 updates – Occupancy began April 12, 2021
 - Phase 3 updates – site work continues, including grading, public improvements, and pouring building footings and slabs. Wood framing has begun. Anticipated construction completion in March 2022.
- Reoccupancy – 5 min. ([Pam and Heather](#))
 - Of the 607 presumed-eligible original Beecher Terrace residents who were sent reoccupancy packets, a total of 275 pre-applications have been received as of 4/5/21, including 3 of which would have a 2nd preference
 - Of these, the following housing preferences were noted:
 - 55+ Building On-Site – 89
 - Other On-Site – 270
 - Off-site - 142
 - On-Site Beecher Terrace (As of 4/15/21):
 - Phase I (as of 4/13/21)
 - 25 Original Beecher HH leased-up, 70 other HH leased-up (95 total)
 - Reasons for Refusal – doesn't want to live in senior building, wants own washer/dryer
 - Phase II – Offer letters mailed to 174 original BT residents on December 23rd
 - 83 have returned acceptance letters.
 - As of 4/8/21, 26 HH applications have been approved by MBM, all Original BT. There are 43 PBV units in this phase.
 - 10 deposits for market-rate units have been received
 - Outreach to remaining BT HH who have not returned a pre-application (for future phases), targeted to be completed by the end of May. A third mailing will be sent out in June with information on upcoming on-site (Phase III) and off-site units.

- Off-Site
 - Total Approved Projects in Pipeline: 14 projects total – 976 replacement PBV's, 189 non-replacement PBV's, affordable tax credit units without PBV's (LIHTC units) – 777, market rate - 0
 - 43 existing units leasing up
 - Two projects nearing construction start: 1) Zion Manor Senior Housing II, 34 new construction senior units in the Russell neighborhood; 2) New Vision III, 8 substantial rehab units off Dixie Highway
 - Donerail Apartments located off Taylorsville Road – construction underway – expected to start lease-up this fall, 312 units total – 100% tax credit property, 164 PBV units. Once they begin, there will be a new building every 3 weeks thru 2022.
 - A total of 13 original BT households have leased off-site PBV units. Approximately 100 families from the HCV waiting list have been offered off-site PBV replacement units.

Implementation Grant - People

- Urban Strategies Update - 10 min. ([TaLonda Holland](#), [Kristie Stutler](#))
 - Case Management/Engagement (413 HH/811 Individuals 92% of eligible HH)
 - Leadership Training
 - USI Impact Report (Highlights)

Upcoming Events

- Villages at West Jefferson Grand Opening
- Beecher Terrace Phase I and II Grand Opening – Date to be determined in June 2021

Next Coordinating Committee Meeting – July 21, 2021, 10 a.m.



Vision Russell Coordinating Committee
April 21, 2021



Agenda

- *Welcome*
- *Critical Community Improvements Update*
- *Beecher Terrace Recreational Amenities Master Planning Update*
- *Neighborhood Safety Improvement Project*
- *Implementation Grant Housing Update*
- *Urban Strategies Inc. People Update*
- *Upcoming Events*



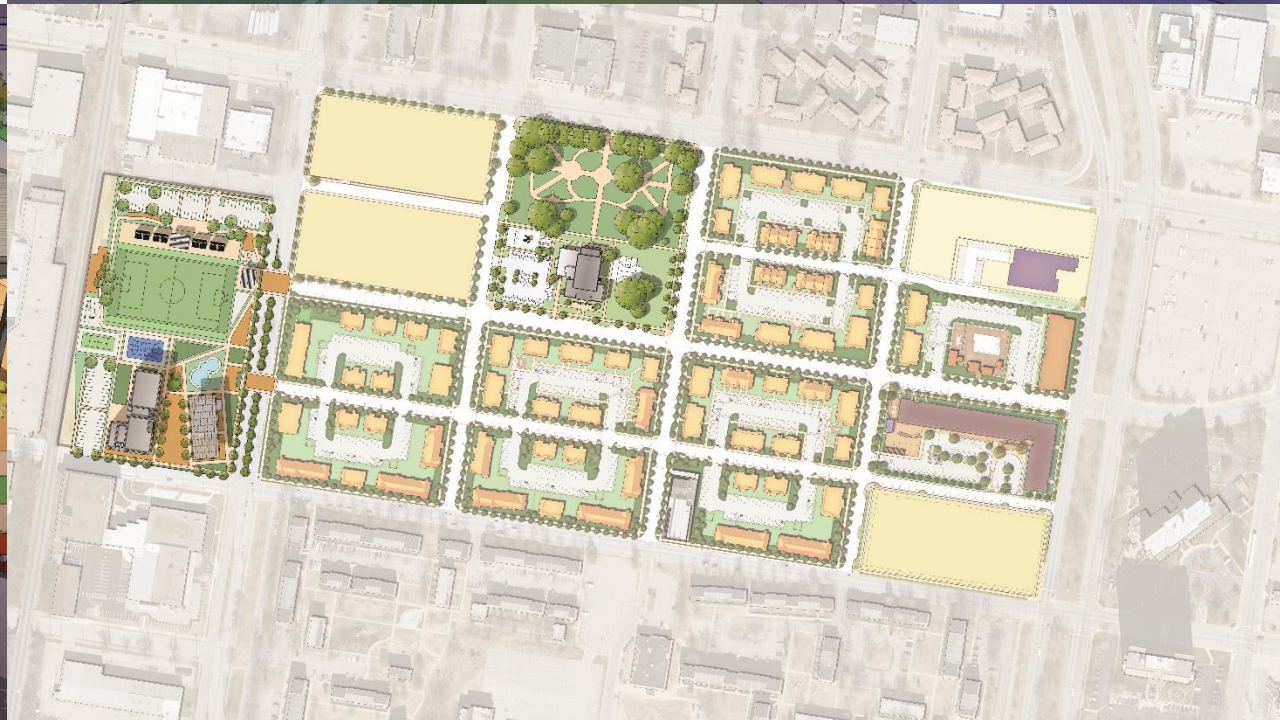
Critical Community Improvements

- *Historic Quinn Chapel Stabilization*
- *Smart City Public WiFi*
- *The Village @ West Jefferson*
 - *Choice Neighborhoods Office*
 - *1225 W Jefferson St, Suite 201*
- *Business Center & Plaza at Louisville Central Community Centers*
- *18th Street Corridor Redevelopment*



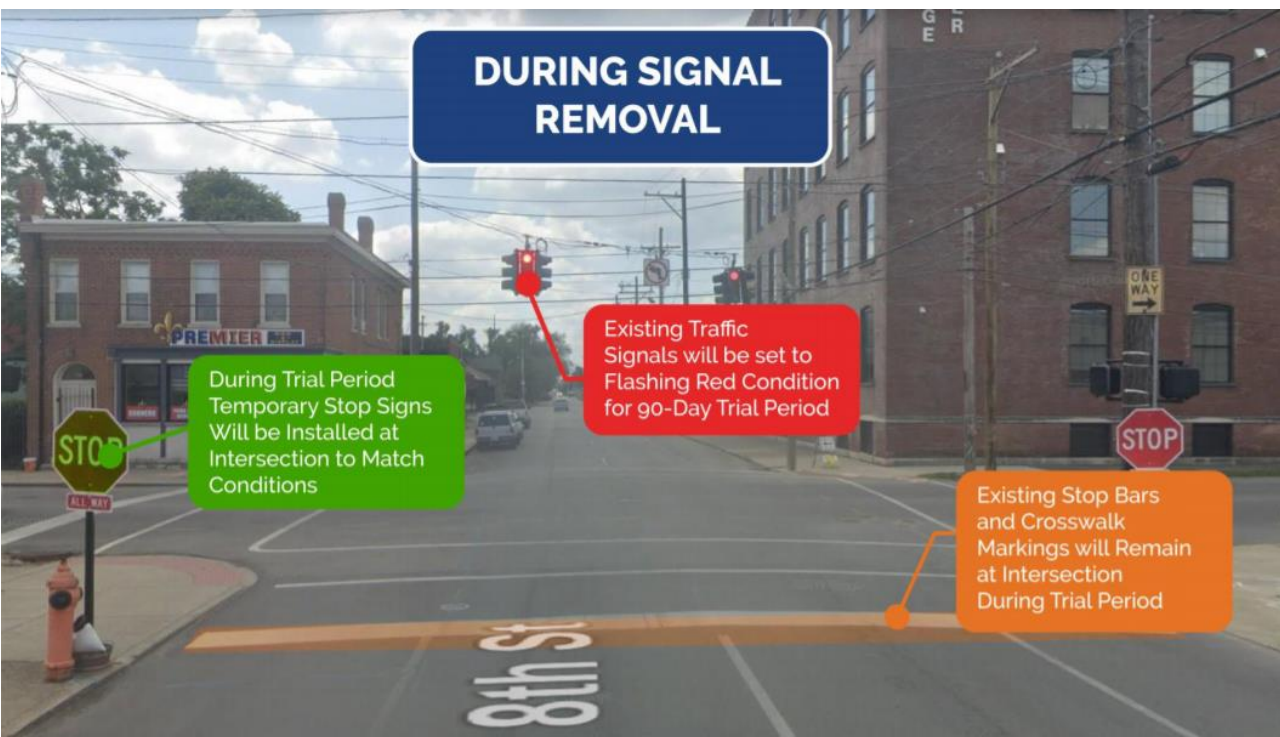


Beecher Terrace Recreational Amenities Master Planning Update



Neighborhood Safety Improvement Project

- *Two-Way Street Conversions*



Implementation Grant Housing Update

- *Demolition*
- *Housing*
- *Reoccupancy*





People Component Update with Urban Strategies

- *Case Management/Engagement*
- *Leadership Training*
- *USI Impact Report (Highlights)*



USI | URBAN STRATEGIES, INC.

Families at the Center of Results



Other Russell Updates and Upcoming Events

- *Villages at West Jefferson Grand Opening*
- *Beecher Terrace Phase I and II Grand Opening*





Next Coordinating Committee Meeting

- *July 21, 2021, 10 a.m.*





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Russell Choice Neighborhood Coordinating Committee Meeting Notes

January 27, 2021

Welcome – (Kathleen O’Neil)

Implementation Grant - Neighborhood

- Critical Community Improvements (CCIs)
 - Historic Quinn Chapel Stabilization (Allison Smith) – Negotiations with contractor in-process. Final decision anticipated to be made on February 1st and work completed by July 2022.
 - Smart City Public WiFi (John Hawkins) – RFP issued in Spring 2020, and installation of the WiFi network completed in January 2021. The entire is now functioning and providing Internet access. Frank McNeil asked about efforts to make the availability of the network known to the public. John responded that the project had just been completed within the last few days, and there would be a public announcement coming soon.
 - The Village @ West Jefferson (Pam Bischoff) – Anticipated completion in early February 2021. Tenants to begin moving in on February 15th. Building is approximately 75% leased. Demolition has begun on the rear addition of St. Peter’s United Church of Christ. Pam added that celebrity chef Darnell Ferguson (aka SuperChef) will be opening a seafood restaurant in the building. BJ Adkins added that the Molo Village board was in negotiations with another potential tenant, which would bring the leasing total to 100%. The LMHA Choice Neighborhoods team will be moving offices into the building, likely in March 2021. Ruth Daniels asked if there was a list of tenants available. Pam and Kathleen responded that we could get an updated list to the Coordinating Committee and also include it on the Vision Russell website. (NOTE: Tenants Drippin' Crab, Robin Hood's Coffee Shop, Park Community Credit Union, OVEC Head Start, Leverage Property Management, LMHA, BMN/FLUX/Black CDC- Health and Wellness Clinic, MOLO CDC, and Sponsor For Success.)
 - Business Center & Plaza at LCCC (Pam Bischoff) – finishing existing leasehold space in the Business Incubator Center in LCCC's Old Walnut Street campus. Current tenants include Louisville Xtreme Football, I AM Construction Cleaning, Diamond Key Realtors, 2 Hearts Media and Rhinox Research Group. Four additional new potential tenants have been identified. Pam added that there was a “Grand Opening” event for the business plaza in October 2020. The facility is now 70% leased. Ruth Daniels asked if the LCCC theater had been completed. Kathleen and Pam replied that the theater has not been

completed, and LCCC is currently raising funds to complete it. They also noted that the theatre is a separate project from the Business Plaza project, which received Choice Neighborhoods CCI funds.

- 18th Street Corridor Redevelopment (Laura G.) - Three commercial development projects. Final cost estimates are expected in mid-February. Streetscape improvements ready to start upon HUD approval. Streetscape work is anticipated to be complete in Summer/Fall of 2021. Laura added that these improvements will be along 18th Street between Broadway and Muhammad Ali Blvd, and the projects will follow much of the design work completed during the Congress for New Urbanism conference held in Louisville in 2019. There will also be several commercial rehab, rental rehab, and home owner improvement projects along the 18th Street corridor.

Baxter Community Center, Baxter Square Park and Porter Paint Site

- Beecher Terrace Recreational Amenities Master Planning Update (LMHA Staff) – Community survey and focus group meetings were held in Fall 2020, resulting in two design visions for sites. Two design workshops presenting the designs were held in December 2020. A second survey seeking input on two design preferences closed on January 13th. The design presentation, a video explaining same, and survey results are available online at <https://www.engagetheteam.com/BeecherTerrace>. LMHA staff met with James Graham Brown Foundation on January 19th, and hopes to submit a grant application around March 1, 2021. Staff and consultants will be refining designs and construction estimates based on survey results and additional input.

John added that the goals for this project are to replace Old Walnut Street Park, make improvements to Baxter Square Park, preserve and enhance the Baxter Community Center, and add new recreational amenities in the neighborhood. John gave an overview of the initial survey that was used to develop the two alternate design concepts, and explained the visions created for each site. ***Vision One*** would transform Baxter Community Center into an arts and cultural facility, with a new community center constructed on the Porter Paints site. ***Vision Two*** retained the current uses of the Baxter Community Center as the site's recreational center, with an addition to the west side of the building, and a large outdoor pavilion on the Porter Paints site. Both visions include a multi-story, non-residential mixed use building on the Porter Paints site. In the second community survey, **86%** of those who responded preferred ***Vision Two***.

Kathleen commented that the design consultants (Urban Design Associates) did an excellent job following the State Historic Preservation Office's (SHPO) recommendations, and on a recent conference call, indicated their strong preference for ***Vision Two***. Kathleen added that there is a substantial amount of funding dedicated to this project, and LMHA will be submitting a grant application to the James Graham Brown Foundation around March 1st to help close any funding gaps. Gretchen added that ***Vision Two***'s addition to the Baxter Community Center addresses all of the previous security and visibility issues associated with the building's

original configuration, and opens up the rear of the building to Baxter Square Park. BJ Adkins asked if there would be space available for tutoring and other educational programs. Kathleen replied that there would be space for education and other enrichment programs, including The Beech, should they decide to return to the site. BJ also asked if fundraising would be done in phases, to which Kathleen replied that the initial fundraising efforts will seek to raise all remaining funds needed to complete the projects. Janice Hoskins asked about community space that could be used for family gatherings. Kathleen replied that there would be the pavilion at Porter Paints, which is proposed to have both outdoor and indoor space. The 450 Roy Wilkins Building also includes a community room and kitchen space, which can be used by Beecher residents for gatherings. Gretchen added that community gatherings could also be held in the renovated gymnasium. Alice Bridges asked who would manage the new facilities. Kathleen responded that this is still in discussion, and that Louisville Metro Parks would likely be involved in some of the operations of the new facilities.

Implementation Grant – Housing

- Demolition – (Laura Kinsell-Baer and Ashley Foell)
 - Third and final phase of Beecher Terrace demo anticipated to be complete in March 2022. There are six buildings still standing currently.
 - Porter Paints demo anticipated to be completed in April 2021.
- Housing
 - Phase 1 updates – residents anticipated to begin moving in this week.
 - Phase 2 updates – anticipated occupancy beginning in March 2021
 - Phase 3 updates – site work continues, including grading, public improvements, and pouring building footings and slabs. Anticipated construction completion in March 2022.
- Reoccupancy – (Pam Bischoff, Joshua Muller, and Heather Hairgrove)
 - Of the 607 presumed-eligible original Beecher Terrace residents who were sent reoccupancy packets, a total of 253 pre-applications have been received as of 1/11/21, including 3 of which would have a 2nd preference
 - Of these, the following housing preferences were noted:
 - 55+ Building On-Site – 83
 - Other On-Site – 220
 - Off-site - 132
 - As of 1/26/21:
 - Phase I: 24 original Beecher Terrace families have returned initial applications and are in the approval process. 10 additional families who are currently participating in the PH program have been moved from the Interest List to the Waiting List and MBM is now certifying their eligibility.
 - Phase II: 83 original Beecher Terrace households have returned an acceptance letter. 23 have returned their initial applications and are now in the approval process.
 - A total of 19 original BT households and approximately 100 families from the HCV waiting list have been offered off-site PBV replacement units.

- Jackie Floyd asked how many off-site PBV units were in Russell. Heather Hairgrove stated that there are three projects currently in the pipeline, but none have been completed yet, and there is a possibility that they may drop out. (NOTE: The actual number of off-site PBV units currently in Russell is 8 and proposed number of units is currently 238.
- Ruth Daniels asked if the off-site units were funded through the Choice Neighborhoods grant. Kathleen replied that the units are funded through LMHA's Project Based Voucher program, which was created for the Choice Neighborhoods grant. The PBV program is similar to the Housing Choice Voucher program, except the subsidy is tied to the housing unit instead of a voucher that is given to the program participant to seek their own rental unit. Any non-Beecher Terrace residents who are interested in off-site PBVs can apply through the Housing Choice Voucher office.
- In response to an earlier question about the grand opening of The 450 Roy Wilkins Building and the ability to tour the building, Kathleen said that virtual tours of new Beecher Terrace units are available online, and the 450 Roy Wilkins Building Grand Opening event may be virtual/online only. In person tours are available for prospective tenants, and tours for community stakeholders can be scheduled through Joshua Muller, joshua.muller@mccormackbaron.com. Model units with furniture will also be available soon.

Implementation Grant - People

- Urban Strategies Update - ([TaLonda Holland](#), [Kristie Stutler](#))
 - COVID Response Overview and Forward Solutions.
 - 414 households enrolled in case management (92% of eligible households)
 - Weekly check-ins since the start of the pandemic.
 - Worked with partners to distribute basic needs (food, toiletries, etc.)
 - Encouraged Census participation and voter registration.
 - Education Grant Awards
 - Grants for tutoring and NTI support.
 - Equity Community Development Leadership Program
 - Training program to help residents connect with service providers and each other.

Upcoming Events

- Villages at West Jefferson Grand Opening
- The 450 Roy Wilkins Building Grand Opening – Date to be determined in April 2021

Next Coordinating Committee Meeting – April 21, 2021, 10 a.m.