



SEATTLE HOUSING AUTHORITY  
CITIZEN REVIEW COMMITTEE  
MEETING MINUTES

MEETING NO.: 15

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: May 19, 2015, 5:30 P.M. – 8:00 P.M.

ATTENDEES:

*Approximately 49 members of the public in attendance; 59 total attendees (not including interpreters)*

- Alexa Vaughn
- Andrea Akita
- Angela O'Brien
- Art Rea
- Faduma Isaq
- George Staggers
- Halima Jarso
- James Kelly, Chair
- Jamie Lee
- Jim Erickson
- Julie West
- Kent Koth
- Lee Copeland

Committee Members

- Mark Okazaki
- Matt King
- Maureen Kostyack
- Maza Gebriel Desta
- Michael Lanthier
- Mulu Amare
- Mumina Osman
- Nimo Farah
- Tam Nguyen
- Ted Klainer
- William Ayears
- Xinyu Wang
- Yin Lau

SHA Staff

- Andrew Lofton
- Anne Fiske Zuniga
- April Griffith
- Ashenafi Woldegebriel
- Cindy Sribhibhadh
- Fitsum Abraha
- John Forsyth
- Joy Bryngelson
- Kathlyn Paananen
- Stephanie Van Dyke
- Sven Koehler
- Terry Galiney
- Tom Eanes

1. **5:30** Call to Order  
Chair James Kelly; call to order and welcome.
2. **5:30 – 5:45** Introductions  
CRC members and attendees roll call.
3. **5:45 - 6:25** Yesler Terrace Redevelopment Update - Andrew Lofton
  - Kebero Court is complete and we welcome all to the opening celebrations on June 5<sup>th</sup> and 6<sup>th</sup>.
  - Horiuchi Park P-Patch opened this spring and gardeners from Yesler Terrace and the surrounding area are planting together.
  - The Community Health Workers of Neighborcare health are offering several programs, including monthly health chats, home visits, walking groups, community kitchens, among others.
  - Since October 2014, the Economic Opportunities team placed 32 Yesler residents into jobs, with average hourly wage of \$11.89.
  - 13 residents participated in the ESL – Paid Job Shadowing s that included ESL classes and paid job shadowing program with employer partners: Harborview, Swedish and City of Seattle.
  - 18 SHA residents are participating in the Industrial Sewing Class which is being taught by a Seattle College District instructor. We are expanding this program starting in June in order to serve 28 residents, through two class sessions.
  - Seattle University conducted its annual analysis of school data for Yesler students for the 2013-2014 school year. While not all students are on target to meet the performance outcomes we established for the Choice Neighborhoods grant, we are seeing some good progress. For example:
    - In the 2010-2011 school year only 35% of Yesler Terrace third graders were proficient in reading according to State testing. Last year, 70% of Yesler Third graders were proficient in reading.
    - In the 2010-2011 school year only 23% of Yesler Terrace third graders were proficient in math



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according to State testing. Last year, 60% of Yesler Third graders were proficient in math.

- You can learn more about the progress we've made through the 2014 Annual Implementation Report to the Mayor and Council and invite you to review this document as well (it has been e-mailed to CRC members and there are copies in the back) that report on our progress and commitment to the Guiding Principles.
- We should finish the construction of the 10th Ave Hillclimb and Raven Terrace by the end of this year. We will also start construction of Hoa Mai Gardens this year, adding an additional 111 units of affordable housing.
- We're also offering YT youth an opportunity for paid internships with our consultants and contractors that work on Yesler Terrace redevelopment; flyers and applications are available at the sign-in table tonight.
- Thank you to Seattle University and our other partners for providing the various programs for educational achievements during the summer. We are expecting over 100 residents to participate in summer educational opportunities. Education partners will work with Seattle University on how to best serve Yesler High School students with drop out prevention services since the data shows drop-out rates of Yesler youth are high.
- We're excited about accomplishments, partnerships, collaborative goals, not only of redevelopment but to help our residents be successful.
- (There were no questions from the audience)

### **Relocation Update - Sven Koehler**

- SHA is almost complete with Phase 3 of relocation.
- Phase 3 relocation included 111 total housing units. To date, 59 households relocated to units off-site; 8 households relocated to vacant units at Yesler Terrace; 27 households identified their new housing location and their moves are pending; 3 households vacated already for reasons unrelated to relocation; 3 units were already vacant. About half of the households decided to move away from Yesler Terrace; the rest plan to move directly to Kebero Court; 2 families waiting for summer break before moving.
- SHA offers priority to relocated households once the new replacement housing is complete. Among the 98 replacement housing units developed to date: 4 households have utilized their Right to Return and came back to Yesler Terrace after being relocated off-site, 15 moved directly into the new housing during the relocation process, and another 20 households expressed interest in moving directly to Kebero Court.
- There are 382 original Yesler Terrace units remaining on site. There are a total of 480 units available with a federal operating subsidy. SHA is required to have a minimum of 281 units in operation at all times.
- The Kebero Court Grand Opening is June 5th & 6th; families already living there now. The emotions of the people moving tell a great story. There's been a great response to the function of the building and the courtyard in front of the building. In January, SHA sent letters to 170 families who moved out. We received about 60 responses expressing interest in moving back, or will wait. Of those, 10 have committed. Some families have need of wheelchair access, and for the first time, we can accommodate accessibility needs. People are taking advantage of Breathe Easy units. Some have been under-housed, and Kebero Court can now offer that. Some remaining 20 apartments are available to families not part of Yesler Terrace. The next part of relocation hasn't been established yet, and there will be an update for the future.
- Question: Of the households that moved away from Yesler Terrace, where did they choose to move?  
Answer: Many households moved to SHA's other properties, mainly New Holly, High Point, Rainier



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Vista, and Center Park. On-site residents are moving to Kebero Court.

- Question: How many Breathe Easy units are there?
- Answer: All Kebero Court apartments include Breathe Easy features such as low off-gassing paint and energy recovery ventilators that filter incoming air. Thirty-eight apartment include an additional feature of non-carpeted floors which further reduces dust and other allergens present in the home. For the next building at Raven Terrace, the situation is similar. The Hoa Mai Gardens will include 15 units in the building whose ventilation is handled centrally and has HEPA filtration, no carpet, and all the other features. Maintaining a healthy home involves both the design features and the residents' behaviors. Residents who voluntarily participate in the program also receive education, support, and resources from Neighborcare Health and the American Lung Association.
- Question: How do residents exercise their Right to Return if they are over-income? Will there be partnerships with the private development partners?  
Answer: We are exploring the idea of providing a subsidy to provide rental assistance for relocating residents to rent from our private development partners.

### **Summer Youth Academic Programs - Rachel Steward**

- Rachel Steward, Seattle University, described the various summer programming available to youth, including:
  - A 6-week program for elementary school students
  - Mentorship for elementary school students through the Big Brothers/Big Sisters program.
  - Free programs for all ages by the Seattle Public Library. Douglas Truth is the closest library to Yesler Terrace in the Central District.
  - A 5-week free program for students in 6, 7, 8 at Washington Middle School focused on the subjects of reading, writing, science, and math. (120 slots available)
  - A credit-retrieval program for High School students.
- Questions and Comments:
  - Angela O'Brien urged the Youth Initiative to focus on widening the caseload and the capacity for the Student Engagement Specialist to serve more families through the Parent-Child Home Program.

### **Vulcan Real Estate Update – Pearl Leung**

- Pearl opened with Vulcan's commitment to the Citizen Review Committee's Guiding Principles. Vulcan's goal is to fit in with YT multi-cultural character, unique sense of place, foster community, embrace culture and community. Vulcan will be developing 3 blocks in total along the north side of Yesler Way. Block 2 is in NW corner of Yesler and Broadway; Block 3 is on NE corner Yesler & Broadway; Block 4 is between 10<sup>th</sup> Ave NE and Boren. Right now we are in early design, and concepts were already presented to the YT Community Council earlier last month. We also received approval from design commission on the pocket park in Block 3 and we also presented in front of the design review Board on our early design concepts. We are committed to coming back to CRC Housing Subcommittee and Yesler Community Council meetings as we continue. All 3 blocks will have approximately 150 housing units each with a mix of workforce and market-rate housing.
- Construction will start in early 2016; Block 3 in 2017; Block 4 in 2018. Right now we are looking for resident input on retail – we would love to hear from residents what you would like to see in retail spaces. We want the retail to be accessible to all the neighborhood residents.
- Questions and Comments:
  - How will Vulcan participate in maintaining public safety as they develop and bring in more people to the neighborhood? (Seattle Housing Authority hires additional security and Yesler



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Terrace has a Community Police Team Officer. All future property owners will belong to the Yesler Owner's Association and will be paying dues. The Association is responsible for a number of things – trees, right of ways, art, beautification, and public safety. The Association can decide to hire additional security. In our other redeveloped mixed-income communities, they have a Home Owners Association, which in some cases have hired additional private security during the summer months.)

- Can people whose income is 80% of the median income level live in the apartments to be built by Vulcan Real Estate? (Yes. In each apartment building, Vulcan Real Estate will have 20% of the units built in each building be available as Workforce Housing (80% AMI restricted units). If residents who have relocated outside of Yesler Terrace and have first Right to Return, what happens if they're over-income and would like to return to Yesler? Can Vulcan discuss opening their building to the small percentage of people in this category? (SHA is exploring how to support people's ability to return event if they are over-income.)
- How many units will be 2+ bedrooms for families in the Vulcan developed buildings? How will it impact school? (The information isn't available yet. There will be 2-bedrooms, however, we're unsure whether families will be interested in the building or not.)
- When will you know what the rents will be? (We won't know until closer to construction. We will examine comparable rents nearby to help determine rental rates.)
- Have you considered providing an affordable retail option for businesses in your building? (SHA is reviewing several options and recommendations from SU's study of business opportunities and entrepreneurship on how to support small businesses in the neighborhood.)
- What is the projected population, and is there any understanding on what the composition will be? For example, elderly, children, etc. (It's difficult to tell. Given there will be 650 total units, we can only guess.)

4.

### **Review of Agenda – Chair, James Kelly**

- Our smaller group discussion rounds format introduced at the last CRC Full Meeting December, 2014, was received positively, so we will continue with this format.
- During the discussion groups, the topic presenters will each address one of the groups – two at the citizen review committee members, and one to the audience. After the allotted time, the presenters will rotate to a new group until each group has heard each presentation. The CRC members and audience remain in their seats, and the presenters will rotate to each section.
- The topics will include Community Building Network Plan, Public Safety Plan, & Environmental Sustainability.

5. **6:44 – 7:55**

*(each topic  
discussion  
group running  
concurrently)*

### **Round 1 – Community Building Network – Joy Bryngelson**

- Increasing community capacity, fostering neighborhood leadership, maximizing resources, and facilitating meaningful socio-economic and cultural integration. SHA is focused on the overall well-being and cohesiveness of the Yesler community. As we lead the redevelopment of Yesler Terrace, we are committed to fulfilling the vision of the Choice Neighborhoods Initiative and maintaining a holistic approach to creating a vibrant and sustainable mixed-income community. The Yesler Community Building Network (CBN) is based on nationally recognized values that support multicultural community building as well as specific Guiding Principles agreed upon for Yesler Terrace. The diverse community members who live, work, play, and care about Yesler Terrace are active participants in the Yesler Terrace Community Building Network. CBN organizations, businesses, volunteers, and neighborhood participants support the local community activities and



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affinity groups.

- The CBN Plan (Please see attached handout) aims to build on the strengths of the community and involve people of all ages and backgrounds. The aim is to also foster leadership opportunities and responsibility within the community. We also want to be thoughtful about supporting affinity groups based on people's interest now and as the community evolves.
- Upcoming activities include the annual Juneteenth Celebration at the Yesler Community Center and three summer block parties in each of the areas of Yesler for neighbors to meet one another and engage in fun activities.
- Questions and comments are summarized below:
  - How will people across buildings get to know one another? Is Vulcan Real Estate involved in supporting the CBN plan? (The plan has been described to Vulcan Real Estate team members and we are in conversations now)
  - When Joy asked, the residents answered they liked the neighborhood groups idea. When asked by a show of hands if they would support the neighborhood groups, most people raised their hands.
  - Residents like the Juneteenth celebration, and people volunteered to help with the preparations by signing up.
  - With the CBN plan, Joy was asked if her job will change, if she will be the Community Builder for the Yesler Terrace footprint area, or for the Choice Neighborhood area? Staffing and interns will need to be added as we grow. We'll continue to have a Community Builder, and this may change and evolve.

6. **6:44 – 7:55**  
*(each topic discussion group running concurrently)*

**Round 2 – Public Safety – William Parkin**

Please see the attached handout translated and distributed in eight different languages. William Parkin explained the findings from 9-1-1 incident responses, the community survey, and focus groups. The top concerns include the homeless encampments, Property Crime & Quality of Life Offenses, traffic and bicycle safety, Yesler Terrace construction and demolition activities, Relationships with Law Enforcement

- Seattle Housing and community partners will be hosting a community dialogue on potential alternative uses of the green space along I-5 west of Yesler Terrace in the Fall. Current ideas include an urban farm, off-leash dog area, or community gardens. CRC members will be notified and invited to the meeting.
- Concern for Yesler Terrace school-aged children's safety when walking to Bailey Gatzert was raised. Ideas to increase safety include a walking school bus; utilizing the new First Hill Streetcar as a school bus between the Community Center and the school; and advocating for engineering improvements such as Rapid Flashing Beacons for arterial crossings, mid-block signals, and Boren/Yesler/12th Triangle re-engineering.

7. **7:05 – 7:15**

**Break**

8. **6:44 – 7:55**  
*(each topic discussion group running concurrently)*

**Round 3 – Environmental Sustainability – Kathlyn Paananen & Tom Eanes**

The CRC included environmental sustainability as a value in the Guiding Principles. Please see the handout attached on how Seattle Housing Authority is working towards achieving this value. Tom and Kathlyn asked for input on how the redevelopment efforts could further achieve the goal of environmental stewardship. Comments include:

- Recommendation to involve youth in the Green Healthy Living Initiative.
- People appreciated the environmentally sustainable design features being installed in the buildings.



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9. 7:55 **CRC Sub-Committee Reports**

Chair Kelly skipped Sub-Committee Reports as the meeting was running behind schedule. Meeting minutes for each sub-committee is available upon request.

10. 7:55 – 8:00 **Comments from the Public**

Chair Kelly invited comments from the public regarding Yesler Terrace redevelopment or the discussion topics; no comments from the public.

11. 8:00 **Adjournment**

Meeting closing; Chair Kelly adjourned the meeting.

Please note that the May 19, 2015 Citizen Review Committee meeting minutes are available in other languages upon request. Please contact April Griffith at 206-615-3556 to request translation of the meeting minutes.





# Community Building Network

Increasing community capacity, fostering neighborhood leadership, maximizing resources, and facilitating meaningful socio-economic and cultural integration

The Seattle Housing Authority (SHA) is focused on the overall well-being and cohesiveness of the Yesler community. As SHA leads the redevelopment of Yesler Terrace, we are committed to fulfilling the vision of the Choice Neighborhoods Initiative and maintaining a holistic approach to creating a vibrant and sustainable mixed-income community. The Yesler Community Building Network (CBN) is based on nationally recognized values that support multicultural community building as well as specific Guiding Principles agreed upon for Yesler Terrace. The diverse community members who live, work, play, and care about Yesler Terrace are active participants in the Yesler Terrace Community Building Network. CBN organizations, businesses, volunteers, and neighborhood participants support the local community activities and affinity groups.

## Dhistaanka Iskuxirnaanta Bulshada Yesler: Kordhinta awoodda bulshada, xanaaneynta hogaaminta deriska, siyaadinta illaha, iyo howlyareeyn macno u leh dhaqaalaha-bulshada iyo isdhaxgalka dhaqanada

Seattle Housing Authority (SHA) waxay muhiimad siinayaan wanaagga guud iyo wadajirka bulshada Yesler. Ayadoo SHA ay hogaaminayso dib u dhiska Yesler Terrace, waxaanu ku hanweenahay inaanu soo buuxino aragtideena ku aadan Doonitaanka Derisyada iyo qabashada guud ahaan ee sameeynta bulsho leh daqli isku dhafan oo hagaasan lana heli karo.

Isku xirka Dhisida Bulshada Yesler (Community Building Network, CBN) waxa uu ku saleeyan yahay qiime qaran ahaan la aqoonsaday oo caawinaya dhisitaanka bulsho leh dhaqanno kala duwan iyo sido kale Ujeedooyin Tilmaamo qaas ah leh oo laga ogolaaday Yesler Terrace. Xubnaha kala duwan ee bulshada ku nool, shaqeeyso, cayaarta ee daneeynaysa Yesler Terrace waa ka qeybgalayaasha hada ee Isku xirka Dhisitaanka Bulshada Yesler Terrace. Ururada CBN, ganacsiyada, tabarucayaasha iyo ka qeybgalayaasha derisku waxay caawiyaan adeegyada bulshada degaanka iyo kooxaha wada shaqeeya.

## Hợp Tác Xây Dựng Cộng Đồng Yesler: Gia tăng khả năng của cộng đồng, bồi dưỡng cho lãnh đạo khu phố, tối đa hóa các nguồn trợ giúp, và tạo điều kiện thuận tiện cho sự kết hợp quan trọng giữa xã hội-kinh tế và văn hóa

Seattle Housing Authority (SHA) chú trọng đến sức khỏe tổng quát và sự đoàn kết của cộng đồng Yesler. Khi SHA lãnh đạo công việc tái xây cất Yesler Terrace, chúng tôi cam kết sẽ chu toàn triển kiến Dự Án Trợ Giúp Nhà Ở (Choice Neighborhoods Initiative) và duy trì phương pháp tổng thể để kiến tạo một cộng đồng năng động và trường tồn của những người có mức lợi tức khác nhau. Hợp Tác Xây Dựng Cộng Đồng Yesler (Community Building Network, CBN) dựa vào những giá trị được toàn quốc công nhận hầu trợ giúp cho công việc xây dựng cộng đồng đa văn hóa cũng như một số Nguyên Tắc Hướng Dẫn đã được thỏa thuận dành cho Yesler Terrace. Các thành viên đa dạng trong cộng đồng là những người sinh sống, làm việc, vui chơi, và quan tâm đến Yesler Terrace là những người chủ động tham gia Hợp Tác Xây Dựng Cộng Đồng Yesler Terrace. Các tổ chức, doanh nghiệp, tình nguyện viên, và những người tham gia trong khu CBN đều trợ giúp cho những hoạt động cộng đồng và các nhóm ái hữu tại địa phương.

## የየስለር ማህበረሰብ ግንባታ አውታር፣ የማህበረሰቡን አቅም ማዳበር፣ የመኖሪያ ሠፈር አመራርን ማራመድ፣ መርጃ ምንጮችን ማበረከት፣ እንዲሁም ትርጉም ያለው የማህበራዊ-ኢኮኖሚና የባህላዊ መዋሃድን ማመቻቸት

የ Seattle Housing Authority (SHA) በየ Yesler ማህበረሰብ አጠቃላይ ደረጃ ላይ ጥንቃቄ ተሳታፊነት ለማሳደግ ነው። SHA የ Yesler Terraceን ማሻሻያ ግንባታ ስራ፣ እኛ ደግሞ የ Choice Neighborhoods Initiative ሪዕይን ለማሟላትና፣ እንቅስቃሴ የተጻፈውን ዘላቂ የሆነ የድብደባ-ገቢ ማህበረሰብ ለመግባቱ አጠቃላይ የአሰሪ ዘዴን ይዞ ለመጠልታት እንሰራለን። የየስለር ማህበረሰብ ግንባታ አውታር (CBN) የተመረተው ሕብረ ባህላዊ የማህበረሰብ ህንጻዎችን በጭንቅ፣ በዘራዊ እውቀትና ባላቸው አብይ መሪዎች፣ እንዲሁም ለ Yesler Terrace ስምምነት በተደረሰባቸው የተወሰኑ ማሻሻያ ስራዎች ላይ ነው። በ Yesler Terrace ላይ፣ የሚኖሩ፣ የሚሰሩ፣ የሚገቡ እና ስለ Yesler Terrace የሚከባከቡት የተለያዩ የማህበረሰብ አባላት፣ በየስለር ተደራሽ ማህበረሰብ ግንባታ አውታር ላይ፣ ታሪካዊ ተሳታፊዎችና ተሳታፊዎች፣ የንግድ ደርጅቶች፣ ፈቃደኞች፣ እና በጎረቤቱ ላይ የተሳተፉ ተሳታፊዎች፣ የአካባቢው ማህበረሰብ ተግባራትንና ተዛማጅ ስራዎችን ይደግፋሉ።

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## Yesler 社區建設網路：提升社區能力、培養社區領導力、資源利用最大化，以及促進有意義的社會經濟和文化整合

Seattle Housing Authority (SHA) 關注 Yesler 社區總體福祉和凝聚力。由於 SHA 負責領導 Yesler Terrace 的重建，因此將致力於實現「鄰里選擇倡議」的願景，並透過採取全面的方法來打造一個活力四射且永續發展的多收入階層混合居住式社區。Yesler 社區建設網路 (Community Building Network, CBN) 以全美公認的價值觀為基調，即支援多文化社區建設，並履行針對 Yesler Terrace 達成一致的具體指導原則。在 Yesler Terrace 內生活、工作、娛樂並關心 Yesler Terrace 的多元化社區成員均為 Yesler Terrace 社區建設網路的積極參與者。CBN 組織、企業、志願者及社區參與者均大力支援當地的社區活動和同好團體。

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## Neetwoorkii Gamoo Uummata Yesler: Humna Dandeettii uummataa guddisuu, gaggeessummaa ollummaa jajjabeessuu, qabeenya dabaluu, akkasumas walta'insa aadaa fi hawaas-dinagdee hiika qabu mijeessuu dha.

Seattle Housing Authority (SHA) kan xiyyeeffatu milkaa'insaa fi wal simannaa Uummata Yesler irratti. SHA akkuma irra deebisanii misoomsuu Gamoo waliinii Yesler Terrace gaggeessu, nutimmoo galma ga'insa mul'ata Sochii Ollummaa Filannoof of kennuun galma ga'iinsa uummataa cimaafi walitti fufinsa qabu uumuu fi adeemsa hunda-galeessa ta'e mirkaneessina. Neetwoorkiin Gamoo Waliinii Yesler (Community Building Network, CBN) dudhaalee beekamtii biyyaalessaa argatan kan gamoo uummata aadaa hedduu, akkasumas Pirinsipiloota Qajeelfama addaa gamoo waliinii Yesler Terrace irratti walii galame degeran irratti kan hundaa'u dha. Miseensonni uummataa adda addaa waa'ee gamoo waliinii Yesler Terrace irra jiraatan, hojjetan, taphatanii fi dhimma Neetiwoorkii Gamoo Yesler Terrace Gamoo Waliinii Yesler Terrace waliinii Yesler Terrace keessatti dammaqinaan hirmaatu. Dhaabbileen CBN, biizinesoonni, tolaan tajaajila kennitootni, ollaawwanii fi hirmaattonni ollaa sochii uummataa naannoo fi garee walfakkaatan deeggaru.

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## Red Yesler de Consolidación Comunitaria: Aumentar las capacidades comunitarias, fomentar el liderazgo vecinal, maximizar los recursos y facilitar de manera significativa la integración socioeconómica y cultural

La SHA (Seattle Housing Authority) está enfocada en el bienestar general y la cohesión social de la comunidad de Yesler. Como líder del nuevo desarrollo de Yesler Terrace, la SHA está comprometida con alcanzar la visión de la Iniciativa Choice Neighborhoods y con preservar un enfoque integral hacia la creación de comunidades dinámicas y sustentables de personas de diversos niveles de ingresos. La Red Yesler de Consolidación Comunitaria (CBN) se basa en valores reconocidos a nivel nacional, de apoyo a la consolidación comunitaria multicultural y también en principios rectores específicos acordados para Yesler Terrace. Los miembros de esta diversa comunidad, que viven, trabajan, se recrean y se interesan por Yesler Terrace, son participantes activos de la Red Yesler Terrace de Consolidación Comunitaria. Las organizaciones, empresas, voluntarios y participantes vecinales pertenecientes a la red CBN apoyan las actividades comunitarias y los grupos de afinidad locales.

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## Environmental Stewardship and Sustainability

### Definition

*Integrate sustainable design and implement equitable environmental and economic practices to achieve a positive and healthy community for current and future generations living within the Yesler Terrace community while preserving housing affordability.*

### 1. Use environmentally friendly and sustainable building techniques to produce healthy and quality housing, facilities and amenities.

All new SHA buildings at Kebero Court, Raven Terrace, and Hoa Mai Gardens include the following features:

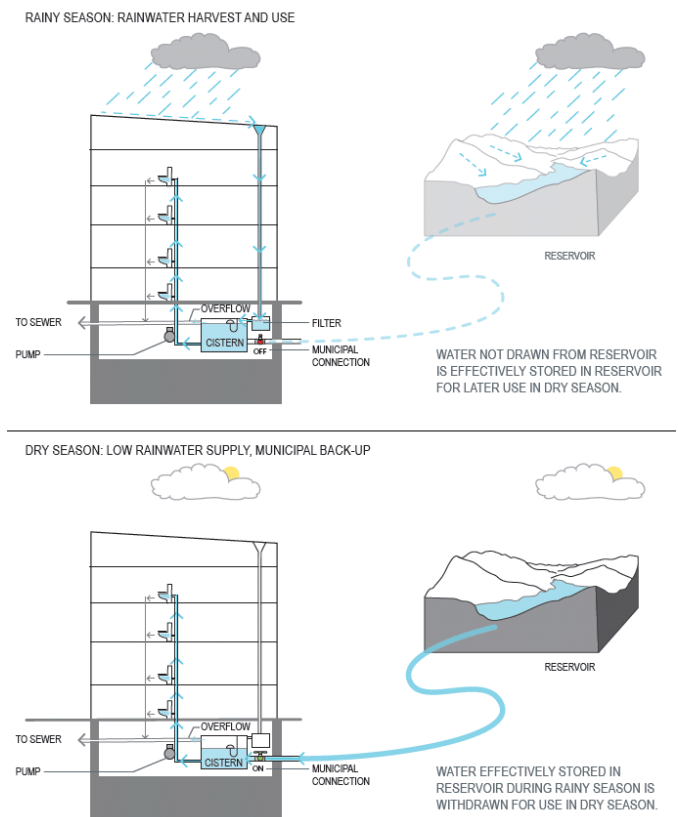
- Kitchen and bathroom cabinets are made from formaldehyde-free wood.
- Energy Star Advanced energy saving lighting package saves electricity.
- Highly efficient water conserving showers and faucets, low-flow toilets, and water-efficient Energy Star-rated washers and dishwashers.
- Energy Recovery Ventilators placed in each apartment to recover waste heat and filter incoming air.

The Hoa Mai Gardens building will include additional environmentally sustainable design features:

- Rainwater harvesting system used to capture and use rainwater as it falls, or within a matter of days, for toilet flushing. This system is estimated to reduce total water consumption by 12% for the whole building.
- Provide hot water throughout the building through the capture of solar energy.
- 15 apartments will have energy recovery ventilators that have High Efficiency Particulate Air (HEPA) filters to further improve the indoor air quality within apartments for residents participating in the Breathe Easy Plus Program.

Additional facilities and amenities:

- ½ mile green street walking loop with 8 adult exercise stations
- Community gardens
- Large neighborhood park and 3 smaller pocket parks



## 2. Foster a safe and healthy community

Seattle Housing Authority is offering the **Breathe Easy Plus Program** to assist residents in protecting themselves and their home from dust, allergens, and toxins.

We invite current and relocated Yesler Terrace residents to register on an “interest list” for the Breathe Easy Plus Program, which includes:

- Available preference for a non-carpeted unit (reduces exposure to dust and allergens);
- One-on-one support from a trained community health worker; and
- Various household items, such as a walk-off door mat and safe cleaning products.



**Note:** Priority will be given to residents who have a medically diagnosed respiratory illness, such as asthma. Although all can register, household items and staff support are limited. The program assistance starts when residents move in to a new apartment at Yesler Terrace.

**Contact:** Davina O’Connor, Yesler Terrace Property Manager, Seattle Housing Authority  
(206)-223-3758 x 17 or [davina.oconnor@seattlehousing.org](mailto:davina.oconnor@seattlehousing.org)

## 3. Foster education and awareness programs

**The vision of the Green Healthy Living Initiative is to foster a culture where Yesler neighbors across housing types, incomes, and backgrounds are actively engaged in stewardship of their community’s environment and health.** Protecting the environment and one’s health will be a shared concern by community members and they are actively identifying priorities and leading actions or activities to improve the health and environmental sustainability of their community.

The goal of the Green Healthy Living Initiative is to build community among the approximately 500 existing and future residents of Yesler Terrace over the next few years around the topics of environment and health promotion.

### Expected Outcomes

- Neighbors are informed and educated in a variety of actions/steps to improve their community’s environment and health.
- Neighbors are participating in identifying green healthy living priorities and leading activities that promote green healthy living for themselves and the community.
- A system or structure is established for neighbors to collaborate within and across the new apartment buildings to share resources and promote a culture of green healthy living in connection with Community Building Network Principles. (For example Green Healthy Living Stewards in each building that coordinate walking groups or conduct workshops on various sustainability topics).

## **Top Public Safety Issues in Yesler Terrace**

Findings from 9-1-1 incident responses, the community survey, and focus groups demonstrate the community is consistently concerned with several public safety issues. Yesler Terrace residents, community organizations, and community partners should work together to address these issues and increase public safety.

### **Homeless Encampments**

One of the most pressing issues in the Yesler Terrace community is the homeless encampment and accompanying garbage between Yesler Terrace and I-5. This is a serious public health and safety crisis that has enormous implications. There is a proliferation of individuals making their home on state property, which has resulted in an unsafe environment for Yesler Terrace residents and for those living in the encampments. As the homeless encampment is a multijurisdictional issue, the solution must also be multijurisdictional. Although there are multiple recommendations for how the space could potentially be redesigned to discourage its use for temporary housing, the first step is the organization of community stakeholders who will directly benefit from the removal and relocation of homeless encampment residents to other temporary housing. The development plan to transition the land west of Yesler Terrace from that of unsupervised homeless encampments must begin with a collective effort to offer transitional housing to individuals living on the land, followed by the removal and cleanup of trash and other materials. This step must be immediately followed with a redesign of the environment that encourages public use of the land by the community, as well as active enforcement of trespassing statutes.

### **Property Crime & Quality of Life Offenses**

Residents are mostly concerned with low-level crimes such as property crimes and quality of life offenses. In some cases, these appear to be directly tied to the homeless encampments. In other cases, the patterns in incident response calls to 9-1-1 appear to conform to general patterns across Seattle. Although it appears that streets and intersections within the Yesler Terrace community have more calls for certain types of incidents, it is important to note that Yesler Terrace residents feel safe within their community.

It is recommended that there should be an immediate increase in routine patrols by SPD, especially on foot or by bicycle. As Yesler Terrace is situated within a precinct that has several large nightlife and business districts, it must compete with these areas and their constituents for law enforcement attention and city resources. SPD should be cognizant of this and develop local patrol patterns that routinely direct resources into the community to assist residents. This will not only address community perceptions that the area is under policed, but also potentially act as a crime deterrent. The Citizen Review Committee, the Yesler Terrace Community Council, and SHA can also engage in several initiatives that can begin to address these community safety issues. Community members have expressed some interest in the reinstatement of a Block Watch group in the neighborhood. Also, residents should continue to be encouraged to contact 9-1-1 for all public safety and crime related issues.

### **Traffic and Bicycle Safety**

Yesler Terrace residents, as well as other community stakeholders, are concerned with the increased traffic on E. Yesler Way as well as the new and impending changes in traffic patterns. In addition, the new First Hill Streetcar adds another unknown element to traffic safety in the neighborhood. This, coupled with the fact that Yesler Terrace is divided by several busy thoroughfares and that Bailey Gatzert Elementary School is only one block away, creates a potentially dangerous mix of pedestrian and automotive traffic.

## **Top Public Safety Issues in Yesler Terrace**

The Seattle Department of Transportation is the immediate contact for beginning to address this issue. The Seattle Housing Authority and the Yesler Terrace Community Council, as well as any concerned member of the community, have the authority to contact SDOT's Neighborhood Traffic Operations, Pedestrian Program, and the Safe Routes to School Program. Appropriate signage, environmental alterations to decrease speeding, and a lighted, pedestrian crosswalk at Yesler Way and 10<sup>th</sup> Avenue are the most pressing concerns.

### **The Yesler Terrace Redevelopment**

As the redevelopment continues, there appears to be a general unease expressed by residents. This seems to be driven by the fact that many residents have already been relocated, construction and demolition has brought disorganization and transient populations into the neighborhood, and that empty units have the potential to be crime generators.

The Yesler Terrace community currently has the infrastructure and organizations to help mitigate the potential negative impact of the redevelopment. Yesler Terrace residents organize and run the Yesler Terrace Community Council and are also involved in other community groups such as the Citizen Review Committee. The Seattle Housing Authority currently partners with community organizations to provide educational, health, and economic services to the community and also has dedicated a fulltime Community Builder position to Yesler Terrace. Seattle Parks and Recreation operates the Yesler Terrace Community Center, which provides programming for both juveniles and adults. All of these community members and stakeholders should continue to encourage and engage in information sharing and direct dialogue regarding the redevelopment.

### **Relationships with Law Enforcement**

Yesler Terrace residents overwhelmingly have made positive comments about their Community Police Team officer in the focus groups and overall hold positive views of the Seattle Police Department. However, residents have also expressed the belief that the community is under policed, noticing no or very little routine patrol. Residents have also relayed experiences with law enforcement officers who have refused to take reports, but instead told them to talk with the CPT officer next time they are on duty. In addition, residents also have expressed frustration with slow response time, minimal explanation or instructions for how to follow up on filed reports, and the perception that for low-level offenses officers never show up. Finally, as Yesler Terrace houses many individuals who are not fluent in English, they face communication obstacles when calling 9-1-1 or talking with a law enforcement officer. Many of these concerns can be addressed through increased levels of communication between residents, law enforcement officers, and 9-1-1 dispatchers.

SPD should increase patrol in the Yesler Terrace neighborhood, especially on foot or by bicycle. As officer visibility increases, this should lower the community's perceptions that the neighborhood is ignored by law enforcement. In addition, SPD should make sure that all patrol officers treat each Yesler Terrace resident as they would any community member that does not have a dedicated CPT officer. CPT officers are meant to augment traditional patrol, not replace it. Although it is an extremely positive outcome that Yesler Terrace residents trust their CPT officer enough to report to him, regular patrol in the neighborhood should also strive to create similar relationships with the community. SPD can also build community relationships by providing outreach at pre-existing community meetings and gatherings, such as those routinely held at the Yesler Community Center. The Yesler Terrace Community Council should contact the 9-1-1 Center and request for personnel to conduct seminars that educate residents on what to expect when calling 9-1-1. These types of trainings can help reduce miscommunication, manage community expectations, and increase levels of trust with law enforcement.