



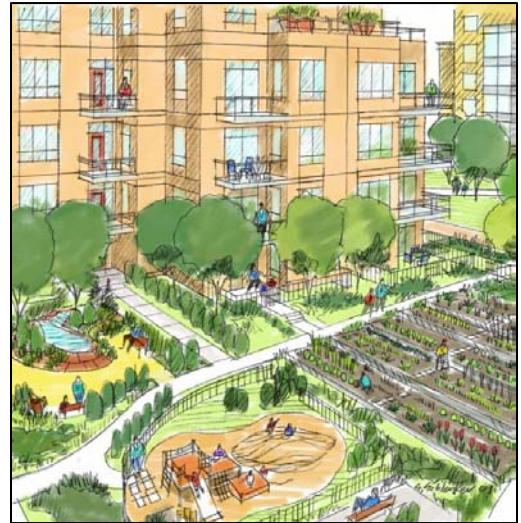
Redevelopment Fact Sheet July 2011

Background

Yesler Terrace is a 30-acre publicly subsidized housing community owned and operated by Seattle Housing Authority. Located on the southern slope of First Hill, it is adjacent to downtown, Harborview Medical Center, the International District and Seattle University.

The community is one of the most diverse and economically challenged in Seattle. Many of its 1,200 residents are families with children, seniors, people with disabilities and immigrants who speak a variety of different languages. On average, Yesler Terrace residents earn about \$14,000 a year.

Yesler Terrace is the oldest publicly subsidized housing in Seattle. Its 561 aging housing units need to be replaced. Its water, sewer and other key systems are failing. Most units at Yesler Terrace are functional but do not meet the modern-day needs of tenants and families.



Project vision

The new Yesler Terrace will be a dynamic, welcoming, mixed-income community with convenient connections to nearby neighborhoods. It will be a safe, healthy and sustainable community, incorporating green design practices, enhanced transportation alternatives (including a streetcar) and economic opportunity for its residents.

A plan for development

The Final EIS was issued in April, and on May 17, the Seattle Housing Authority Board of Commissioners approved a plan to guide development on the site over the next 10 – 15 years. This plan provides for:

- 4.3 million square feet (5,000 units) of housing
- 900,000 square feet of office space
- 65,000 square feet of neighborhood services, including the existing Yesler Community Center
- 88,000 square feet of neighborhood retail
- 15.9 acres of parks and semi-private open space
- A maximum of 5,100 parking spaces to serve the residential, office and neighborhood retail uses.

Core Values

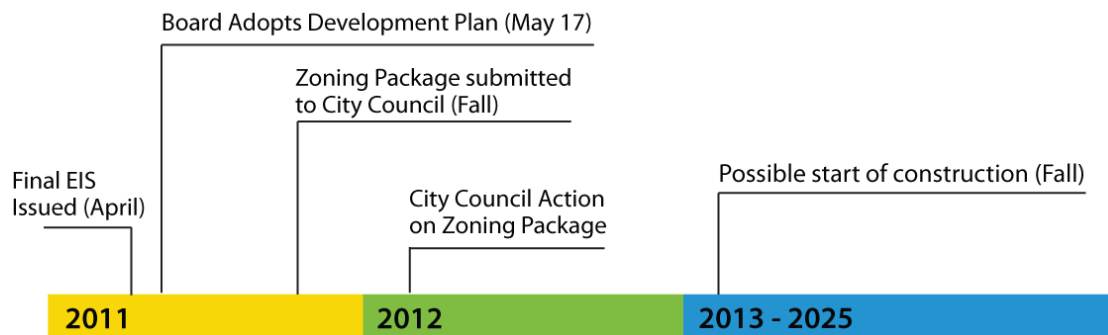
- Social equity
- Economic opportunity
- Environmental stewardship & sustainability
- One-for-one-replacement housing



Next steps in the redevelopment process

Seattle Housing Authority is a finalist for a \$27 million Choice Neighborhoods Grant from the US Department of Housing and Urban Development. Notification on the grant is expected in September 2011. If the grant comes through, it will allow the redevelopment process to begin in the area of Yesler Terrace located east of Boren Avenue. The first phase of redevelopment would add a total of 238 units to the area east of Boren – 97 public housing units, 21 units of workforce housing and 80 market-rate units. Most housing would be built near 12th and Yesler, but would also include the rehabilitation of the Baldwin Apartments at 13th and Fir, which are currently uninhabitable due to age and distress. Meanwhile, Seattle Housing Authority staff members are working with staff from the City of Seattle to prepare a legislative package that will go to Seattle City Council in the fall.

Timeline



Configuration of new housing on the site

The new housing on the site will serve residents across a broad income spectrum:

- 661 units will serve residents with incomes below 30 percent of the Area Median Income. Of these, 561 will serve to replace the low-income units that exist there now. The other 100 will be built in partnership with local nonprofit housing developers.
- 290 apartments will serve residents with incomes below 60 percent of AMI.
- 850 apartments will serve residents with incomes below 80 percent of AMI, people who may work downtown in lower-wage jobs.
- 3,199 housing units would be market-rate units.

For more information please visit www.seattlehousing.org/redevelopment/yesler-terrace/ or contact Virginia Felton, Communications Director
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