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**SEATTLE HOUSING AUTHORITY  
YESLER TERRACE CITIZEN'S REVIEW COMMITTEE  
MEETING MINUTES**

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**MEETING NO.:** 5

**LOCATION:** Yesler Community Center, 917 East Yesler Way

**DATE:** Wednesday, April 25, 2007, 5:00 p.m.

**ATTENDEES:** Committee Members

Norman Rice, Chair  
 Aregawi Abiraha  
 Elise Chayet  
 Herold Eby (alternate)  
 John Fox  
 Abdisamad Jama  
 James Kelly  
 Timothy Leary  
 M. Michelle Mattox  
 Mary McCumber

Quang Nguyen  
 Kristin O'Donnell  
 Father Hoang Phuong  
 Adrienne Quinn  
 Michael Ramos  
 Sue Sherbrooke  
 George Staggers  
 Sue Taoka  
 Donya Williamson  
 Norma Zavala

SHA Staff

Judi Carter  
 Virginia Felton  
 Linda Hall  
 Brett Houghton  
 Judith Kilgore  
 Marty LaMar  
 Ayan Musse  
 Leslie Stewart  
 Tom Tierney

Facilitator

Marcia Wagoner, Rebecca Baker and Katie Lemmon: Pacific Rim Resources

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**I. Call to Order and Welcome**

Chair Rice called the meeting to order at 5:25 p.m.

**II. Approval of the Minutes of the February 28, 2007 Meeting**

Chair Rice asked for amendments or corrections to the minutes of the Committee's February 28, 2007 meeting; There were none. Staggers moved to approve the minutes as presented; Sherbrooke seconded the motion; all those present voted AYE, and the motion passed unanimously.

**III. CRC Chair Comments**

Chair Rice stated that the goal of tonight's meeting is to reach consensus on the draft definitions and guiding principles with regard to social equity, economic opportunity, environmental/sustainable stewardship and one-for-one replacement housing. He said that where there is a strong difference of opinion on an issue, a minority report will be included with the final recommendation to the SHA Board of Commissioners. He said that based on the feedback from the Committee tonight, the revised work product will be distributed for further review and comment. Rice stated that he'd like to emphasize that the next portion of the work program involves planning, not design, and addresses such issues as land use types, site density and boundaries, partnerships that should be pursued, on-site amenities and acceptable tradeoffs. In order to complete this portion of the work program, it is proposed that the next two meetings be three hours. Rice said that the Committee will continue to seek input from the community through small group meetings, informal discussion after the meeting and other means.

**IV. SHA Executive Director Comments**

SHA Executive Director Tom Tierney stated that he would like to address the Committee as staff did not get the opportunity to report back at the last meeting. Additionally, questions were raised at the last meeting with regard to SHA's commitments. Tierney stated that SHA is committed to one-for-one replacement of housing units at Yesler Terrace. Staff is looking for guidance from the Committee as to whether replacement should occur within the current boundaries of Yesler Terrace or if the site boundaries should be expanded. Tierney said that SHA is also committed to the return of all current Yesler Terrace residents who continue to remain eligible for low-income public housing and that the replaced units will be offered at the same rent levels. Additionally, SHA is committed to the redevelopment of Yesler Terrace in a way that there is no demarcation between housing types.

Tierney stated that he would like to comment on the April 25, 2007 letter submitted to the CRC tonight by Committee member Kristin O'Donnell on behalf of the Yesler Terrace Community Council. He said that SHA is committed to accomplishing that which is identified in the letter within the context of the recommendation of the Committee. Tierney reiterated that SHA is looking to the Committee for guidance on matters that would affect the outcome of SHA's commitments, for example, with regard to the site boundaries. He noted that for the community values exercise at the last meeting, staff rated fiscal impacts as more important. He said that part of the reasoning behind the staff rating is to examine various development options, including those that could provide a greater financial return to potentially increase the number of low-income units that can be built.

Tierney thanked the Committee for its work so far on this process.

Rice asked for a clarification in the letter submitted by O'Donnell tonight with regard to the issue of resident eligibility. O'Donnell responded that she is concerned that changes in the HOPE VI grant program would result in the ineligibility of residents who are currently eligible. Tierney responded that there are no proposed changes in the standards for eligibility, however, factors such as an increase in income could affect a current resident's eligibility.

Nguyen asked if expansion of the current boundaries is a proposal under consideration because one-for-one replacement of the existing units cannot be accomplished within these boundaries. Tierney responded that he does not believe that it would be impossible to accomplish one-for-one replacement on the current site. However, he said it is important to recognize that SHA will not have the federal grant funding for the redevelopment of Yesler Terrace that has been available to SHA in the past. He said that SHA would be able to increase the value of the site if additional uses were permitted as this would offer a greater array of redevelopment options. If replacement took place on the current site only and other uses were permitted in order to help pay for the cost of redevelopment, Tierney said that it may result in a greater density than desired.

Williamson asked about other housing types that might be developed to help offset the cost of redevelopment. Tierney responded that SHA's goal is to replace the 561 units that currently exist at Yesler Terrace. Additionally, he said that his preference would be to create more workforce housing within Yesler Terrace and the surrounding communities. He said that if the creation of higher end for-sale housing is the best method to finance the replacement of the low-income units, he would like this option to be available to the Committee as a potential recommendation to the Board.

In response to a question from Stagers with regard to affordable homeownership opportunities at Yesler Terrace, Tierney said he feels this should be considered, noting that SHA has partnered with Habitat for Humanity in many of its other redeveloped communities.

In response to a comment from Ramos regarding the fiscal constraints of redeveloping Yesler Terrace, Rice stated that it is important to have this discussion at the appropriate time in order for the Committee to make a recommendation to the Board.

#### **V. Review and Consensus on Guiding Principles and Definitions**

Referencing large format renditions of the packet material posted on the east and west walls, Wagoner provided a brief overview of the materials and the process that was used to develop them during the previous meetings. She explained the process that will be used tonight to refine the definitions and guiding principles: For each of the core values – social equity, economic opportunity, environmental/sustainable stewardship and one-for-one replacement housing – Committee members may offer suggested revisions, and an attempt will be made to reach consensus on the revised definitions and guiding principles. She said that where Committee members disagree with a definition or guiding principle, these views will be noted as dissenting.

Committee member Fox arrived at the meeting.

In response to a comment from Fox, Rice stated that the agenda documents the Committee's work goals for tonight, and reference was made at the February meeting with regard to reaching consensus on the definitions and guiding principles for each of the four core values. Wagoner added that there will be additional opportunities for the Committee and the community to provide feedback on the definitions and guiding principles.

It was agreed that the Committee will revise the definitions and guiding principles with regard to content, and staff will make grammatical edits. Discussion among the Committee resulted in the following revised draft definitions and guiding principles:

Recorder's note:

**Bold** text – Committee's additions

~~Strikethrough~~ text – Committee's deletions

~~Highlighted~~ text – Staff recommended deletions

*Italicized* text – Staff notes/rationale for deletion

#### Social Equity:

Human development that meets essential needs and improves quality of life for present and future generations living within the Yesler Terrace community **regardless of racial, cultural or economic status** through ~~linkages~~ **access** to employment, education, medical care, social services and quality affordable housing, **especially to those with very low incomes and gives priority to those most in need.**

- Promote a culturally and economically diverse community while continuing to prioritize the provision of housing and services for those most in need
- Include **stakeholder** ~~broad-based-civic~~ involvement in major decisions throughout the redevelopment process
- **Provide resources** to improve economic, **cultural** and social opportunities for residents within the Yesler Terrace community and adjacent businesses and residential communities
- Foster positive interactions throughout the Yesler Terrace community **and the community at large** regardless of social, economic or cultural distinctions by employing creative urban design and architectural techniques **while avoiding segregation and providing access to public amenities**
- Promote social equality by encouraging inclusion of complementary social, educational and health services
- Meet the housing needs of current and future generations living within the Yesler Terrace community with less dependence on federal funding levels
- Preserve and expand ~~existing~~ housing opportunities for current residents and those who are most in need within the Yesler Terrace community *Delete: The term "existing" is confusing in this context as it is not possible to expand existing housing, and preservation of existing housing is in conflict with necessary redevelopment.*
- **Minimize impacts of displacement for current residents during the redevelopment process**
- **Create a neighborhood that provides recreational and educational opportunities and services for children and families**
- ~~Utilize the City housing inventories to avoid further gentrification of the neighborhood~~ *Delete: SHA does not have authority over City housing inventories.*

#### Economic Opportunity:

Improve the overall economic conditions, **opportunities** and quality of life for present and future Yesler Terrace generations by fostering ~~linkages~~ **access** to jobs, transportation, community services and safe **low income** affordable housing and financial tools.

- Support creation of living wage jobs for residents of the Yesler Terrace community by creating and sustaining innovative partnerships with industry and surrounding neighborhoods and businesses for apprenticeships, entrepreneurial and business development opportunities
- Assist residents in transitioning out of subsidized housing through financial literacy, asset building and other educational programs while ensuring they remain within the Yesler Terrace community if desired
- Strengthen partnerships with social service agencies and institutions to address resident barriers to employment such as transportation, education, training and child care
- Involve Yesler Terrace community residents in developing entrepreneurial businesses by creating a micro-loan program **or other access to capital** *Note: SHA is limited in its ability to access private capital.*
- **Preserve and foster home businesses for very low income residents within Yesler Terrace** *Note: This principle should be applicable to all residents.*
- **Support training, apprenticeship and job opportunities for residents wherever possible in all phases of Yesler Terrace redevelopment from planning through construction**
- **Preserve and promote small businesses adjacent to Yesler Terrace**

Wagoner requested a ten minute break. The meeting was reconvened at 6:59 p.m.

Chair Rice announced John Littel's resignation from this Committee due to his appointment to the SHA Board of Commissioners.

Environmental/Sustainable Stewardship:

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

- ~~Responsible manage all resources within the Yesler Terrace community~~
- Incorporate smart growth\* principles in the redevelopment process but not at the expense of retaining and expanding housing opportunities for those most in need
- Develop a safe and healthy community by incorporating a variety of housing styles, sizes and configurations and associated open/gathering places to retain a family friendly community
- Incorporate urban design and architectural techniques that promote pedestrian interaction and positive relations with surrounding communities while maintaining a high level of public safety
- Use environmentally friendly and sustainable building techniques to produce healthy and quality housing, **facilities and amenities**
- Ensure that low income families, the elderly and those with disabilities are served and provide housing types, sizes and amenities that fully meet their needs while meeting the goals and intent of this guiding principle

\* As defined by the American Planning Association, smart growth is "a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, infill development, and moderation in street and parking standards. One of its purposes is to reduce the outward spread of urbanization, protect sensitive lands, and, in the process, create true neighborhoods with a sense of community."

Committee member Kelly arrived at the meeting.

One-for-One Replacement Housing:

Replace or exceed the current number of **very low income and low income** housing units at Yesler Terrace **that serve public housing eligible residents** and provide choice, options, site integration and affordability in a dense and culturally and economically diverse community.

- Design housing mix based on geographic growth projections and the needs of present and future residents to accommodate families, single occupants, the elderly and those with disabilities
- Provide the best possible affordable housing that allows choice, options, affordability **and access to public amenities** with attention to social justice and economic realities **while promoting the integration of economic, social, cultural and racial groups throughout the Yesler Terrace community and the community at large**
- **Consider expanding** ~~Expand~~ site boundaries in the immediate neighborhood and increase density to achieve project goals **recognizing expansion of the Yesler Terrace boundaries and uses permitted would allow a greater array of development options**
- Phase development to minimize resident disruption and construction impacts and guarantee return to the Yesler Terrace community for those current residents who want to return and are still eligible
- Include residents in the housing design and development decisions by providing easy access to information and good public process
- Provide nearby affordable housing relocation options and assistance when necessary
- Provide replacement housing at ~~rents~~ **housing costs** no greater than what they would otherwise be at Yesler Terrace **and continue to serve very low income residents**
- **Ensure reasonable physical accessibility within Yesler Terrace for all residents and visitors**
- **If the footprint of Yesler Terrace is expanded to include adjacent low income housing, any lost units will be replaced in the neighborhood**

It was agreed that the Committee would receive the revised definitions and guiding principles approximately two weeks in advance of the May 23 meeting, and issues in need of further clarification and/or resolution will be identified. Committee members will review the revisions and provide additional feedback via email.

It was noted that two policy issues raised tonight need to be discussed further: (1) whether the term “on-site” should be incorporated to the definition and guiding principles regarding one-for-one replacement housing thereby potentially limiting the location of replacement housing to the current boundaries of Yesler Terrace; and (2) how to define replacement housing, e.g., number of units, number of bedrooms, number of residents served, etc. As a result of the first policy question, all references to “on-site” have been omitted from the definition and guiding principles.

Fox raised the issue of holding the land on which Yesler Terrace sits in perpetuity for public purposes, and he requested that this be documented in the guiding principles for one-for-one replacement housing. Taoka responded that this may preclude SHA from taking advantage of certain tax credit funding.

Ramos suggested documenting as footnote in the guiding principles the information provided by Tierney at the beginning of the meeting with regard to expanding the site boundaries and uses permitted on the site and the impact these changes could have on potential redevelopment options.

#### **VI. Review of Community Values**

Wagoner referenced large format renditions of the packet materials posted on the east and west walls with regard to the community values. She said that there was a great deal of consistency between the responses of the Committee, the community and staff, and that the composite sheet represents a best guess of the ranking of the community values by all three groups. Rice commented that during this exercise there may have been a sense that one had to choose between basic necessities, such as housing, and public amenities, such as parks and open space, therefore, the later may have been ranked lower. It was agreed that the community values exercise was useful for obtaining a general sense of the priority of the values, and that further input from the community may need to be collected.

#### **VII. Next Steps**

As noted previously, Chair Rice stated that the next step in this process is to begin developing a planning program. He said this part of the process will require continued participation from the community, and the Outreach Team will be working to disseminate this information to the community.

In response to a question from Fox, Tierney said that this particular body of individuals has committed to serve through the “Community Conversations” phase of this process. However, he said that some form of citizen oversight will follow through all phases of the redevelopment of Yesler Terrace.

Fox asked about adjacent properties that SHA has acquired, or is considering acquiring, in anticipation of temporarily or permanently relocating Yesler Terrace residents. Tierney responded that a review of these properties can be discussed at the next meeting. In response to a question from Fox, Tierney said that SHA has not initiated discussions with the City with regard to zoning.

O’Donnell stated that she feels three hour meetings are too long. Rice responded that a majority of the Committee members prefer this over other alternatives.

#### **VIII. Adjournment**

The meeting was adjourned at 8:05 p.m.