



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

MEETING NO.: 11

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Wednesday, January 30th 2013 5:30 p.m. – 8:00 p.m.

ATTENDEES: Committee Members

- Adrienne Quinn, Chair
Abdisamad Jama
Angela O'Brien
Alison Van Gorp
Art Rea
Barbara Nabors-Glass
Fadumo Isaq
George Staggers
Germaine Covington
Halima Jaarso
Jeanne Krikawa
Jill Fleming
Jim Erickson
John Fox
Julie West
Kent Koth

- Maiko Winkler-Chin
Mark Okazaki
Maureen Kostyack
Maza Gebriel Desta
Michael Lanthier
Michael Ramos
Mulu Amare
Mumina Osman
Ngu Vu
Osama Quotah
Quang Nguyen
Sara Nikolic
Sue Sherbrooke
Ted Klainer
Tom Im
Xinyu Wang
Yin Lau

SHA Staff

- Andrew Lofton
Al Levine
Anne Fiske Zuniga
Brett Houghton
Cindy Sribhibhadh
Fitsum Abraha
John Forsyth
Kathlyn Paananen
Michelle Ackermann
Richard Olson
Rod Brandon
Ryan Lucas
Shelly Yapp
Stephanie Van Dyke
Sven Koehler
Tom Eanes

*Approximately 35 members of the public in attendance

I. 5:30 Call to Order

Chair Quinn called meeting to order.

II. 5:35 Comments from the public

Chair Quinn requested comment from public; no comments were made.

III. 5:40 Approval of August 23, 2012 minutes

Minutes were approved as submitted.

IV. 5:45-6:05 2012 Choice Neighborhoods Grant Award

Deputy Executive Director of Seattle Housing Authority (SHA), Al Levine introduced the report about the 2012 Choice Neighbors Grant awarded late December of 2012 for just under \$20 million. Majority of the dollars will go toward affordable housing. \$3 million will fund critical community services. \$3 million will go toward critical neighborhood improvements.

- Housing – Tom Eanes, Senior Development Program Manager, SHA
o 1105 E Fir (East of Boren)
o Baldwin Apartments
o Phase IIa (South of Steamplant)

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

- Construction set for approximately Spring 2014, to be occupied late Spring 2015.
- Phase IIb (South of the Community Center)
 - Currently planned for about 114 units
 - Design begins February of 2013
 - Construction and occupancy set approximately six to eight months later than IIa
- Neighborhoods – Kathlyn Paananen, Senior Housing Developer, SHA
 - First Choice Neighborhood Grant includes Hillclimb (along 10th Ave S)
 - Second Choice Neighborhood Grant funds:
 - Pedestrian connection from Hillclimb to neighborhood park
 - Rehabilitation of Washington Hall
 - Extension of S. Washington Street
- People – John Forsyth, Community Services Administrator, SHA
 - Education services are included in both the first and second Choice Neighborhood Grants
 - Seattle University is the lead for education services
 - Support for Early Learning
 - Parent Home Child Program with Neighborhood House
 - After School Programs at Bailey Gatzert Elementary School
 - College Success Foundation leads programs at the middle school
 - New Initiative – Partnership with Neighborhood Care Health
 - Two Community Health Educators to be hired
 - Planning for two neighborhood clinics
 - Job Placement Services
 - In cooperation with Harborview, Swedish, and Seattle University
 - Three job fairs held to date
 - Additional services in conjunction with a non-profit
 - Emergency Services survey with Seattle Police Department

V. 6:05-6:25 Relocation Plan – Rod Brandon, Director of Housing Operations, SHA

Since the last CRC Meeting, SHA has been drafting guidelines for the relocation plan which will give a written form for the procedures and actions taken to relocate residents at Yesler. The plan:

- Reinforces Return Rights
- Describes supportive services provided
- Outlines options for businesses needing relocation
- Describes relocation options (stay on-site or move)

Currently City of Seattle is reviewing the draft plan and is expected to be finalized in Spring.

Questions

Angela O'Brien – Are there plans on mitigation measures (noise, dust, etc.) for those staying during construction?

Rod Brandon – We are trying to figure out the best things to do for those that are impacted. SHA will be working with residents and Yesler neighbors to come up with solutions.

Al Levine – Due to the nature of the construction, we are going to have to be pretty creative and flexible in identifying the impacts and problems that the residents have. In past redevelopment projects SHA worked with individual families to solve problems. As seen with the street car construction, construction is a real inconvenience. We will work

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

with the contractor, property management staff, and residents to ensure good systems are in place to address construction related issues.

Kent Koth – How has the move gone for the YWCA?

Rod Brandon – Late last year the YWCA was relocated from a location East of Boren to South Seattle, which went very well. There has been great feedback about the new facility and working with SHA on the transition.

VI. 6:25-6:55 Master Development Partner Selection – Al Levine, Deputy Executive Director, SHA

SHA has gone through an extensive process that began June of 2012 with a Request of Qualifications. Firms across the country who were interested in partnering with SHA submitted proposals and came to hear about the project in early July. At the end of August, 60 interested parties were narrowed to three, and eventually to two of the best fitting and most competitive proposals.

In October we decided to continue with those two candidates as finalists. We set six weeks aside for both teams to make sure they understood this project. They met with attorneys, designers, and engineers; in the following conversations our commitment, vision, and the limitations were understood. In November a second round of interviews occurred with two board members and SHA Executive Director Andrew Lofton. A committee was assembled that reviewed the proposals. References were checked. A recommendation was formulated and presented to the Board of Commissioners at SHA on January 22nd.

The Board agreed with the committee's recommendations to enter into negotiations with Vulcan/Capital Hills Housing to see if we can put together a partnership that meets both parties' goals and objectives. Over the next three to six months we will enter into an extensive negotiation process to determine roles and responsibilities.

Introductions of the Vulcan/Capital Hill Housing team:

Ada Healey, Vice President – Real Estate, Vulcan Inc.

A lot of work has been done to understand the big ideas surrounding this project; building a mixed-use, mixed-income, diverse community where social equity, economic opportunity, and sustainability are all important. While we have done work to understand these goals, we know the people around this room are more knowledgeable given the amount of time spent thinking about these things.

Other Vulcan representatives in attendance include:

Scott Matthews, Senior Development Director, Vulcan Inc.

Phil Fuji, Vulcan Inc.

Questions

Kent Koth – What role will Capital Hill Housing play in this partnership?

Ada Healey – They are very accomplished in the area of affordable housing. They will be advising on strategies around affordable housing. They are also leaders in sustainability, a core value, which they will be working in. Lastly, they possess expertise in community engagement which they will also be assisting us in.

The major effort in the next six months will be coming to define the responsibilities of all entities involved.

Christopher Persons, CEO, Capital Hill Housing

Our core purpose is to build vibrant, sustainable, and equitable communities. We achieve our mission through the development, ownership, and management of affordable housing. When offered the opportunity to be a part of this team we were, and are, absolutely thrilled. The vision for Yesler is a great vision and consistent with our mission.

Honoring of Kristin O'Donnell and her contributions and dedication to the Citizen Review Committee – Adrienne Quinn

VII. 6:55-7:10 BREAK

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

VIII. 7:10-7:30 **CRC Sub-Committee Reports**

Adrienne Quinn provided an introduction to the new structure of CRC Sub Committees. Each committee (People, Housing, and Neighborhood) gives the opportunity for CRC members to engage in particular areas of interest. Everyone was encouraged to participate. A representative from each group reported back on discussion in smaller groups.

Housing Sub-Committee – Osama Quotah

An update on development issues was given (see minutes above). The group discussed how to be involved in future planning for the housing components. The group noted the importance of involving the community early on in the design process so SHA is aware of what the community finds important. The group thought the method the Parks Department and the City use for soliciting community feedback may be a good model for SHA to follow.

Amenities and green space were discussed in relation to the Master Development partner; the importance of implementation timing of amenities and parks are important in creating a community.

Discussion was had about: location of affordable housing, retail (affordable and community related), at length about grocery stores, day care, and public transportation.

Neighborhoods Sub-Committee – Ted Klainer

Hillclimb – Safety was addressed. The group wanted to make sure the committee was involved in any open house reviews of the Hillclimb.

Horiuchi Park – The group wanted to ensure proper safety measures, for example following CPTED (Crime Prevention Through Environmental Design). They wanted to make sure the City's P-Patch coordinator was aware of concerns, CPTED strategy, and to ensure installed fences didn't block any views.

The group discussed learning from past issues with Danny Woo garden.

Concern was raised about the pedestrian crossing at Boren where Horiuchi is located. There used to be a crosswalk there which was removed.

Grocery store concerns were brought up. The hope is that future development makes space for food trucks (i.e. Food Not Bombs) and fresh food from small vendors. The question was raised as to whether gardeners at P-Patches can sell their food.

Residents want to ensure street car affordability.

SHA is doing a survey about access to healthy foods with results available to CRC members in Spring.

The group learned about affordable retail funding through Choice Neighborhoods and discussed possible projects. Questions were asked about the City's 24,000 sq. ft. limitation on retail space. This could limit the options for grocery stores.

The group also learned about the potential for a Starbucks partnership, who are interested in opening a store that would hire and train employees living in the neighborhood.

Questions

Maureen Kostyack - Is the affordable retail grant specific to Yesler?

Al Levine – Yes. As part of the first Choice Neighborhood Grant, the idea was to make it possible for a small entrepreneurial business to operate in some of these new buildings when they come along within the Yesler boundary.

Angela O'Brien –What opportunities are there for retail/commercial space for small business owners?

Although the new streetcar line is coming through, residents also feel strongly about preserving existing King County Metro bus routes and stops.

Resident Question – When will these businesses be available to the community?

Al Levine – These are excellent questions to bring back to the next subcommittee

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

meetings for thorough discussion.

People Sub-Committee – Adrienne Quinn

Businesses owned by residents was one of the topics discussed.

Urban farming – Some residents sell their fruits and veggies. Please prioritize residents to utilize the P-Patches. The group learned that SHA will ensure access to a minimum of 0.3 acre of P-Patch Community Gardens at all times during redevelopment.

Home Daycare Businesses – The group asked that residents who have home daycares work directly with SHA to ensure little disruption. Parking for these businesses in the future was also a point of concern.

Some attendees expressed concern about the impact of relocation on school children. It was suggested community leaders or school staff are made available to residents to discuss potential concerns and solutions for children regarding school choices and options.

The group wanted to ensure a large number of residents stayed on the site at all times during development. SHA explained they are staging development so that there will always be a minimum of 281 apartments on-site with Federal Operating Subsidies available for rent throughout redevelopment.

Concern was raised about sufficient family sized units and SHA discussed the plans for larger units.

Questions

Maiko Winkler-Chin – When referring to Yesler residents having priority at P-Patches in the future, were you referring to the low income residents?

Kathlyn Paananen – When new gardening areas are built, plots will be prioritized for current Yesler residents whose gardening space may become unavailable due to redevelopment. For example, at Horiuchi Park P-Patch there will be 30 plots available and approximately half of those plots will be prioritized for current Yesler residents. P-Patch Trust will also be assigning plots based on their methods of tracking volunteer hours dedicated to designing or preparing the P-Patch garden.

IX. 7:30-7:40 Community Workforce Agreement (CWA) – Richard Olson, Development Project Coordinator, SHA

This type of agreement is commonly called a “project labor agreement” and is fairly new for the Northwest. This agreement has a large Section 3 utilization component. It is the first of its kind with a Housing Authority. The Steamplant, The Baldwin, Phase 2a and 2b and infrastructure work will all be subject to the CWA.

This agreement took many months of negotiation between union representatives and SHA. This agreement particularly applies to projects over \$500,000 and contracted or funded by SHA. It promotes the employment of low-income residents, women and minority workers, Section 3 businesses, and women- and minority-owned businesses.

Apprenticeship opportunities are available and ensured in this plan. HUD’s “Youth Build” and “From Helmets to Hardhats” are also components of this program.

Questions

Angela O’Brien – Does Section 3 mean Yesler community members or surrounding communities?

Richard Olson – Section 3 applies to all low-income residents in the area, but there are tiers of priority established. Yesler Terrace residents are prioritized as the first tier. Sam Pierce implements the Section 3 program for Seattle Housing Authority and is available to residents who are interested in the program.

Adrienne Quinn – Does this apply to private development as well?

Richard Olson – It applies to any project that is over \$500,000 that SHA is funding or contracting. We are highly encouraging our partners and private developers to adhere to this program too.

Kent Koth – What are the practical steps a resident could take to access this opportunity?

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

Richard Olson – The first step would be to get a hold of Sam Pierce. He has done a number of outreach programs at Yesler. Residents can also visit the Economic Opportunity Office.

X. 7:40-7:55 Project Updates – Al Levine

Horiuchi Park – 30 plots to be available this summer. Workshops were held this year on the design.

Hillclimb – In addition to the Choice Neighborhood funds, we were just awarded \$650,000 from the JPMorgan Chase Foundation. Design will hopefully be finalized this Spring. Applications are out for additional funding.

Baldwin & 1105 E Fir – 118 units is expected to begin construction in Spring.

Education Programs – SHA continues to work with Seattle U and Bailey Gatzert on programming.

Questions

Resident – How does a resident get accesses to education and job opportunities?

Al Levine – At Yesler we have an on-site Economic Opportunities office, which will be housed in the future renovated Steamplant. The Housing Authority staff is happy to assist you in connecting you with the appropriate resources.

Angela O'Brien – What interest does JPMorgan Chase have in the Hillclimb?

Al Levine – The grant is funded by the Foundation. They were interested in funding both Yesler Terrace redevelopment and a project with the Friends of Little Saigon with this grant. To complete the redevelopment we will require a variety of funding sources from federal, city, philanthropic, and private sources.

Additional Activities

Neighborhood Park – SHA is planning the large park with the Parks Department. SHA will ensure that the design works with current and future residents.

Little Saigon Mixed Use Study – SHA will be working with Seattle Chinatown International District Preservation and Development Authority and Friends of Little Saigon to initiate a feasibility study around a mixed-use development project. The City allocated \$40,000 and JPMorgan Chase Foundation awarded SHA a grant for \$100,000 to conduct the study. The project will study the feasibility of a community center, night market, retail and commercial space, and affordable housing in one building.

2a/2b Building Design – Architects (SMR Architects and Weber Thomson) and engineers have been selected for the first two buildings of Phase II and design will begin this Spring.

District Energy – SHA is working with the City and Harborview Medical Center on the feasibility of a district energy system. This is an ongoing study. The City selected Corix to conduct the study.

Steamplant – Construction will start early this year. Head Start, Catholic Community Service's Youth Tutoring, Express Credit Union, SEIU training center, and SHA's employment services will be moving into that space.

XI. 7:55-8:00 2012 Annual Implementation Report

A draft was distributed to the CRC members for comment. The report will be sent to the City of Seattle at the end of March.

8:00 Adjourn

The meeting is accessible to persons with special needs.

If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Ryan Lucas at (206) 615-3556 at least 48 hours before the meeting.