



SEATTLE HOUSING AUTHORITY  
**YESLER TERRACE PHASE III  
CITIZEN REVIEW COMMITTEE**  
MEETING MINUTES

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MEETING NO.: 06

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Thursday, April 7, 2011 5:30 – 8:15 p.m.

ATTENDEES:

**Committee Members**

Abdikarim Mohamud  
 Adrienne Quinn, Chair  
 Alison Van Gorp  
 Art Rea  
 Barbara Nabors-Glass  
 Birtukan Gerase  
 Elliot Smith  
 Fadumo Isaq  
 George Staggers  
 Germaine Covington, Chair  
 Jill Fleming  
 Jim Erickson  
 Bill Bradburd  
 Tom Im

Julie West  
 Kent Koth  
 Kristin O'Donnell  
 Maiko Winkler-Chin  
 Jeanne Krikawa  
 Mark Ellerbrook  
 Michael Ramos  
 Osama Quotah  
 Patricia Garcia  
 Quang Nguyen  
 Sue Sherbrooke  
 Sara Nikolic  
 Ted Klainer  
 Yin Lau

**SHA Staff**

Al Levine  
 Andrew Lofton  
 Anne Fiske Zuniga  
 Brett Houghton  
 Collette Frazier  
 Judi Carter  
 Laura Ray  
 Ryan Moore  
 Shelly Yapp  
 Stephanie Van Dyke  
 Tom Eanes  
 Tom Tierney  
 Virginia Felton

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**Guest:** Rod Brandon-SHA, Doug Morrison-SHA Commissioner, Cyndy Gillis-Real Change

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**I. Call to Order**

Chair, Covington called the meeting to order at 5:41 p.m.

**II. Comments from the public**

Chair, Covington asked for community comments. No one wished to speak.

Chair, Covington introduced the new CRC members:

- Elliot Smith-Squire Park
- Osama Quotah-Design Commission
- Jeanne Krikawa-Seattle Planning Commission
- Adrienne Quinn-New CRC Chair

Bill Bradburd participated as an alternate for John Fox

**III. Approval of January 13, 2011 minutes**

The minutes of the January 13, 2011 meeting were approved as submitted.

*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 Collette Frazier at (206) 615-3556 at least 48 hours before the meeting.*

IV.

**Choice Neighborhoods Update**

Anne Fiske Zuniga, Project Manager for Yesler Terrace Redevelopment, gave an update on the Choice Neighborhood grant process. SHA was notified and invited to Round 2 of the grant process. There were 42 applicants and 6 applicants have been invited back for Round 2. SHA will submit the 2<sup>nd</sup> round application on June 1, 2011. SHA's competitors are:

- San Francisco
- New Orleans
- Chicago
- Boston
- Tampa

SHA should hear about the grant in September and HUD has indicated that they will award 2-4 grants, totaling approximately \$61 million.

Chair Covington asked if SHA received any feedback.

Anne replied that SHA did receive some feedback from HUD. On the positive side, SHA scored very strongly in the "capacity" category given SHA's experience with Rainier Vista, High Point and New Holly. We were not as strong in the "funding" category as some of the other Housing Authorities already have more money identified for their projects.

V.

**Streetcar Maintenance Base Update**

The City of Seattle decided to place the Streetcar Maintenance facility on City owned property rather than on the SHA owned 12<sup>th</sup> and Yesler property.

VI.

**Environmental Review Update**

SHA expects to issue the Final Environmental Impact Statement (FEIS) next week. SHA did new analysis in the FEIS focusing on the Preferred Alternative. The review of the Final Environmental Impact Statement is indicating that the amount of density and uses on the site will work and there are mitigations that SHA will need to implement. These are standard mitigations that SHA is familiar with both in the area of construction and the final development as to how the buildings sit on the site.

The FEIS will be on the SHA Website and an email will be sent out to all CRC members once it's available.

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VII.

**Brief Preferred Alternative Review**

Al Levine, SHA's Deputy Exec Director, reviewed the Preferred Alternative.

The chart below indicates the amount of square footage/parks acreage/parking listed in the Preferred Alternative:

Number of Residential Units	5,000
Square Feet of Residential	4,311,838
Square Feet of Office	900,000
Square Feet of Neighborhood Services	65,000
Square Feet of Neighborhood Commercial	88,000
Parks Acreage	6.4
Maximum Parking Provided	5,100

In the Preferred Alternative, there are 5,000 residential units:

- 561 Extremely Low-income
- 290- Very Low-income
- 950- Low-income/Workforce
- 3199- Market Rate

For open space, there are 4 major public open spaces; 3 pocket parks serving each sector in addition to 1 neighborhood park, adjacent to the Yesler Community Center.

Kristin O'Donnell asked whether it's likely that public housing will be tax credit financed

Al Replied that it is likely.

Kristin O'Donnell said that she would like to see parks and more open space on the other side of Boren.

Al replied that SHA is still planning.

Chair Covington asked what SHA is basing the office space projection on.

Al said that it's a reasonable amount of space over a 15 to 20 year period. Surrounding medical facilities are looking at the need for more office space. For example, Swedish and Harborview have indicated the need for expansion space in the future.

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Ted asked if the overall redevelopment is \$300 million.

Al confirmed that costs of the affordable housing, infrastructure and community facilities come to approximately \$300 million.

## VIII.

### **Development Plan Overview**

Al Levine reviewed the Development Plan. The Development Plan is a guide similar to the Vision and Promise document that explains what SHA plans implement at Yesler. The Development Plan will be adopted by the SHA Board of Commissioners at the May 17<sup>th</sup> Board meeting. Everyone is encouraged to attend the meeting.

Some of the key things included in the Development Plan are:

- Uses on the site:
  - Housing Program
  - Parks/open space
  - Office/services/retail
- Phasing considerations
- Relocation approach and right to return
- Community participation plan
- Project mitigations
- Sustainability practices on site
- Social infrastructure programs
- Funding partnership goals

Chair Covington asked if there will be any time for public comment.

Anne replied that the information will be shared with the CRC and Yesler Terrace Community Council.

Kristin asked whether the draft Development Plan will go to the neighboring communities.

Anne said the draft will be placed on the Seattle Housing Authority website.

Rod Brandon, Director of Housing Operations at Seattle Housing Authority, spoke about relocation.

The approach to relocation includes:

- Minimize disruption per Guiding Principles
- Provide early notification
- Offer many communication channels
- Educate about choices
- Provide meaningful assistance

Rod said residents will be provided at least 18 months notification before demolition and relocation. Community education process will start 24 months before anyone has to move.

There will be 1-to-1 counseling sessions, relocation surveys to identify resident preferences, SHA website providing regular updates and articles posted in the Voice newspaper.

There will be several relocation options that include Tenant-based Housing Vouchers, moving to another SHA owned property, assistance with rent differential for comparable unit for up to 42 months, or a lump sum payment to residents, based on family size, to use as they wish.

Kent Koth asked how many Yesler residents might have to be relocated out of the Yesler neighborhood.

Anne said that since the east of Boren property is the first phase of development, some residents will be able to make just one move into new housing. Others may have to move more than once. But the goal is to minimize disruption to residents.

Chair Covington asked whether there have been any plans to look at current housing for the very low-income so people aren't relocated far from services and schools.

Tom Tierney replied it will depend on what choices people make as to relocation.

Tom Tierney said residents will be given a choice of Section 8 vouchers, cash or the choice to live in the future Yesler Terrace. In the past, 25-40% of residents chose a section 8 voucher and 90% of them got their first choice. Section 8 is highly desirable. 82 Yesler households have already applied for Section 8. Tom said once redevelopment starts, all residents that currently live in Yesler will be given the opportunity to return as long as they remain in compliance with their lease.

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Kristin said that lots of people really want Section 8 vouchers and are concerned that there will not be enough available.

Tom said that, in the past, HUD has given resident protection vouchers. What Congress does for SHA in the next 10 years will determine if extra vouchers will be available.

Fadumo Isaq asked if she stays at Yesler, will there be a voucher for daycare providers and reimbursement cost for relocating daycare businesses.

Tom said SHA will provide reimbursement for the cost of business relocation and in the new redevelopment housing will be built to accommodate daycare businesses.

Anne said as SHA moves forward with the Development Plan, the CRC will continue on with Yesler resident involvement and stakeholder involvement. In the Development Plan there is a chapter regarding construction opportunities with Section 3 training and apprenticeship.

Another chapter in the Development Plan speaks to the social infrastructure. It summarizes the recommendations of the Building Changes group that focused on the type of programs and services that should be included in the new Yesler.

There's also a chapter in the Development Plan that talks about Sustainable practices on-site.

Bill Bradburd asked what space is there for urban agriculture and whether there will be as much opportunity as there is today.

Anne said SHA is striving for urban agriculture in lots of different ways; traditional p-patches, rooftop gardens, and even vertical gardening.

Al Levine reviewed the funding partnership goals:

- Discussions with City of Seattle have begun
- \$30M in Federal support needed-\$27 M Choice Neighborhoods, grant application progressing to Round 2
- King County funding
- Non-Profit housing developers
- Private development or equity partner
- Private philanthropy
  - Parks Foundation, Other Foundations
  - Service providers

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Chair Covington said, regarding the urban gardens, that there has been discussion of using produce from the gardens as part of economic self-sufficiency.

Kristin said yes, Yesler residents currently grow and sell their produce.

Anne said when the SHA Board adopts the Development Plan; they will also adopt the whole list of mitigations that SHA is accepting related to the project.

Bill Bradburd asked since the development will happen over 10-20 years, what happens if impacts are worse in 15 or 20 years, how will SHA manage that?

Anne said the whole purpose of the EIS is to look out 20 years and to do modeling of, for example transportation impacts over 20 years. The EIS has identified the impacts over time and the mitigations necessary to address them.

Key Dates and Next Steps:

- SHA/City Issues Final EIS-Early April
- SHA Board adopts Development Plan-May 17<sup>th</sup>
- DPD submits Yesler Terrace legislative package-Summer/Fall

IX.

**Service Recognition and New Chair Introduction**

Tom Tierney, Executive Director at SHA, thanked Chair Covington for all her time served as the CRC Chair. Tom Tierney introduced the new CRC Chair, Adrienne Quinn.

X.

**Meeting Adjournment**

Meeting was adjourned at 7 p .m.

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