



SEATTLE HOUSING AUTHORITY
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

MEETING NO.: 12

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Wednesday, August 14th, 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

SHA Staff

- Maiko Winkler-Chin
Mark Okazaki
Maureen Kostyack
Maza Gebriel Desta
Michael Lanthier
Michael Ramos
Mulu Amare
Mumina Osman
Ngu Vu
Osama Quotah
Sara Nikolic
Sue Sherbrooke
Tam Nguyen
Ted Klainer
Tom Im
Xinyu Wang
Yin Lau
Andrew Lofton
Anne Fiske Zuniga
Brett Houghton
Cindy Sribhibhadh
Fitsum Abraha
John Forsyth
Kathlyn Paananen
Michelle Ackermann
Rod Brandon
Shelly Yapp
Stephanie Van Dyke
Sven Koehler
Tom Eanes

*Approximately 65 members of the public in attendance

I. 5:30 Call to Order

Chair Quinn called meeting to order. Chair Quinn welcomed new member, Tam Nguyen of the Friends of Little Saigon. Chair Quinn encouraged attendees to visit the display in the hallway of the Yesler Community Center that showcases the photography work of the Yesler Terrace Summer Youth Media Program.

II. 5:35 Comments from the public

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

III. 5:40 Approval of January 30th, 2013 minutes

Minutes were approved as submitted.

IV. 5:45-6:05 CRC Sub-Committee Report-Outs

Neighborhood Subcommittee (Report-out provided by Ted Klainer)

- The group discussed the future of community gardening areas for Yesler residents. Seattle Housing Authority (SHA) announced that the Playground-P-Patch will not be available next year, but the other existing gardening areas will continue through Phase 2 redevelopment.
Nate Moxley attended as a guest speaker to introduce the design and community outreach process for the development of Horiuchi Park P-Patch. The project has been delayed by permitting issues.
Pamela Kliment, City of Seattle Parks and Recreation Department, reported on the start of the new Neighborhood Park planning process. SHA will

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

transfer 1.8 acres of land at no cost for the development of this open space for the community.

- Travis English, University of Washington student, summarized the Yesler Terrace Food and Fitness Survey Report he helped analyze and write as an intern for SHA.
- Stockbox, a local grocery store with the goal of providing fresh food, announced that they will be opening a small grocery store on First Hill at the end of August.
- A small farmers market will be available during the summer at Harborview Medical Center on Wednesdays and Fridays.
- The Steam Plant Education and Training Center is currently in construction.
- The 10th Ave S Hillclimb is currently in design and community input was gathered from both the Little Saigon, International District, and Yesler Terrace neighborhoods.

Discussion:

- Art Rea inquired whether the Parks Department will be transferring land to SHA in turn for receiving land for the Neighborhood Park. Anne Fiske Zuniga, SHA, responded that SHA and Parks have a collaborative partnership. SHA is donating the land and Parks will be funding the creation of the new Neighborhood Park. Although this donation precludes SHA from building more housing on that piece of land, SHA feels it is important for the development of the larger community to provide additional open and green space.

Housing Subcommittee (*Report-out provided by Michael Lanthier*)

- Maggie Cowgill, Weber Thompson, introduced the 50% schematic design for the 2A Building, to be located on the corner of Yesler Way and 8th Ave S.
- In total, there are 83 units in the building: 51 replacement housing units and 32 tax-credit units available to households earning up to 60% of the area median income.
- The building is expected to include 70 one-bedroom units, 10 two-bedroom units, 2 three-bedroom units and 1 four-bedroom unit.
- A washer and dryer will be provided in each unit.
- Bicycle storage and parking are provided
- The building will include features that help alleviate the symptoms of those with respiratory illnesses, such as asthma. SHA shared a report of a study of "Breath-Easy Homes" that were built at High Point and showed great improvement in the reduction of hospital visits.
- Construction is planned to start in mid-2014.
- The group learned that the 2B building, the other multi-family building planned behind the Community Center, will start construction in Spring 2015, designed by SMR Architects.
- A groundbreaking ceremony for the 1105 E Fir building will be held on September 5th.

Discussion

- Art Rea inquired whether residents are required to park their bikes in the storage area or if they could store them in their apartments as well. Tom Eanes replied that bicycle storage policies have not been determined yet. The property management staff of the building will regulate those types of issues. SHA would most likely prefer that residents use the storage area to prevent wear and tear of the elevators and staircases and avoid any

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

inconveniences for other residents using the elevators.

- Art Rea also inquired about the noise levels between apartment units. Tom Eanes replied that an engineer did study potential noise issues between units. Yesler's units today just have single pane walls, and the future buildings will have double walls between apartment units, so there will be less noise.
- Julie West asked whether SHA plans to replicate the Breathe-Easy Home designs from High Point in the new buildings. Tom Eanes explained that there will be design elements that will alleviate some of the concerns for residents with respiratory issues. For example, the ventilation system will filter incoming air, the apartments will not contain carpet, and interior materials, such as the paint will be low in Volatile Organic Compounds (VOC).
- Xinyu Wang asked when the building will be completed. Tom explained that the 2A building should be complete in Fall 2015 and the 2B building will be complete in Fall 2016.

People Subcommittee *(Report-out provided by Angela O'Brien)*

- 110 families were given 18-month notice of the need to vacate by January 2014. An additional 16 families near the 2A construction were also given 18-month notice.
- Relocating families with school-aged children were given information about the McKinney Vento-Act and their benefits.
- Kristen O'Donnell suggested making interim vacant units into transitional housing units.
- Kent Koth reported on Summer Youth Programming and the improvement of Bailey Gatzert Elementary School from a Level 1 to a Level 3 school (Out of a 5 scale Seattle Public Schools rating system)
- Ron Jenkins reported on the Yesler Employment Pathway Initiative progress.
- OneEconomy has installed systems to provide all Yesler residents with free wifi internet access for two years. Angela suggested that residents do not do any banking online until the wifi has a secure password.
- Neighborcare Health plans to open a new clinic at Bailey Gatzert Elementary School.

V. 6:05-6:20 Summer Youth Engagement Program

The Summer Youth Engagement Program is an internship program for Yesler Youth. Youth spend the summer working in offices of organizations that work on Yesler Terrace redevelopment. The youth also have an opportunity to grow both personally and professionally. In turn, the various offices learn from the youth and gain a better understanding of the resident perspective. Tizita Asseffa, program coordinator from GroundUp Organics introduced the program and each youth had an opportunity to summarize their experience. Congratulations to the following youth who participated and completed the program:

- Zemzem Ahmed: SHA, Development Department
- Fatuma Mahmud: SHA, Communications Department
- Abdullahi Adan: Historic Seattle and WA Hall
- Galma Waqo: Yesler Community Center

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

- Kidus Ayele: Andersen Construction
- Dageim Alemu: SvR Design Company

VI. 6:20-6:30 Project Update

- Anne Fiske Zuniga, Deputy Executive Director, announced the following project information:
- The Steam Plant is now under construction and will be complete in late winter of 2014.
- Demolition will start this week on the units east of Boren Ave that were formerly leased to the YWCA program.
- Construction will start soon on our first new building at Yesler. To celebrate, a groundbreaking celebration will be held on September 5th that all CRC members and residents should have received invitations for.
- At the last January CRC meeting, Richard Olson presented on the Community Workforce Agreement. The Agreement hopes to promote more job opportunities in construction for Yesler Terrace residents. Eleven individuals who have qualified as Section 3 secured employment on the Steam Plant renovation. We hope to increase those opportunities as we move forward with Yesler Redevelopment. Residents who are interested in construction opportunities may contact Sam Pierce at spierce@seattlehousing.org or 206-721-2983.
- As the design of the 2A Building progresses, architects are incorporating input from residents gathered at Yesler Terrace Community Council meetings or a separate meeting with home daycare providers. Residents provided input primarily on the design of the kitchen and living areas of the apartments.
- Horiuchi Park has been slowed down by some permitting issues, but outreach has continued to engage neighborhood residents in the design and planning of the future P-Patch.
- The 10th Ave S Hillclimb is moving through the design process. Security is a huge concern for residents. The design is very much informed by comments about safety and security. The Hillclimb will have ample lighting, low vegetation, and open sight lines.
- At the last CRC meeting, members raised concern about disruption for residents during construction. Seattle Housing will hold contractors to the rules and regulations that they must adhere to regarding dust and noise to minimize the impacts on residents. We will also ask the construction managers to introduce themselves to the Yesler Terrace Community Council. We hope to maintain open lines of communication so that residents can voice concerns immediately to the people overseeing the construction. SHA will pay attention to the responsiveness of those contractors.
- Art Rea inquired about the 10th Ave S Hillclimb and the future gardening area planned. Anne explained that the Hillclimb will be constructed in phases. The first piece will be stabilizing the slope and building the ramp, staircase, and plaza. The second phase will include a community garden.
- Adrienne commended Seattle Housing for incorporating community input on the various designs and hope they continue to engage residents.
- Kristen O'Donnell thanked Seattle Housing and the Contractor for minimizing the disruptiveness during the renovation of the Steam Plant.

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

VII. 6:30-6:40 **BREAK**

VIII. 6:40 – 6:50 **Neighborhood Park Planning**

- Pamela Kliment, Project Manager at Seattle Parks and Recreation, provided an update on the new neighborhood park planning process.
- Pamela explained that she is reviewing past work and community input gathered from the CRC and residents regarding neighborhood park planning.
- The 1.8 acre park is planned for the area along Yesler Way, west of the Yesler Community Center.
- Mark Okazaki asked whether the new park will coordinate and link to the programs and activities already occurring at the Community Center. Pamela explained that she has already met with the Community Center and their staff and sees many opportunities for where the Park can support existing and new programs run by the Community Center.
- Kent asked Pamela whether there has been consideration on how the park will plan for a new mixed-income neighborhood in the future. It is important to make sure that the Park is a hub for all incomes. Pamela noted that since it is Yesler residents that live here today, they have an opportunity to comment first on the elements that they would like to see in the future park. She also believes that there are many elements and design considerations that all incomes have shared value in, for example safety and activities for all generations.

IX. 7:10 - 7:20 **Relocation Update**

- Sven Koehler reported on the status of relocation.
- Phase 2 of redevelopment required 135 households to relocate. 44 have already moved. 15% moved to Rainier Vista, 10% used Housing Choice Vouchers to rent in the private market, and 10% moved to other Seattle Housing Authority housing.
- 37 households prefer to stay on site and all will be offered units at Yesler Terrace in next few weeks.
- Among the relocated households, 27 families have school-aged children. All have the option to relocate during summer vacation and transportation back to their original schools is available.
- Angela O'Brien asked whether residents can move if construction noise becomes an issue, regardless of whether they've received the 18-month notice. Sven explained that residents decide to move for many different reasons regardless of relocation. They would have to look at each household on a case-by-case basis and consider whether the issue is warranted or not.

X. 6:50-7:00 **Economic Opportunities Update**

- John Forsyth, Community Services Administrator, introduced the upcoming speakers who will present on the various supportive services at Yesler Terrace. John announced that Seattle Housing recently received funding from the U.S. Department of Justice and Housing and Urban Development to work with the community and develop strategies around safety and security which will become part of a Yesler public safety plan.
- Ron Jenkins, Seattle Housing Authority, provided the following updates:
 - o 14 Yesler Terrace residents have obtained employment this year with the help of Economic Opportunities services.

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

- 8 of those residents received jobs this year as a result of participating in job fairs and hiring events sponsored by Harborview, Swedish and Seattle University.
- Seattle Central Community College has been teaching an ESL/Job-Training class this past spring and summer. The class is open to Harborview employees and Yesler Terrace residents. They provide guest speakers, learn job-related vocabulary. Recently, Harborview committed to interviewing in August everyone who participated in the class.
- SHA recently contacted Stockbox about potential job opportunities at their new store. Three residents have upcoming interviews with Stockbox.

XI. 7:00-7:10 Summer Education Programming

- Kent Koth, Seattle University, provided an introduction to the Education Initiative focused on the Bailey Gatzert attendance zone and the broader neighborhood.
- Currently, 60% of the residents who are Elementary school aged attend Bailey Gatzert.
- This summer many organizations collaborated to increase the summer learning opportunities for Yesler Terrace residents at all grade levels.
- 130 Yesler children and youth were involved in summer learning programs this year. In 2011 there were only 40 slots available for summer programs.
- 50% of Yesler teens were involved in some type of summer internship and received compensation.
- A CRC member inquired how Seattle University was tracking young people who are not participating in programs. Kent replied that Seattle University has hired a data analyst and are hoping to track that in the future.

XI. 7:10-7:20 Neighborcare Health Update

- Mark Secord, Neighborcare Health, reported on new upcoming health programs.
- Through the City of Seattle Families and Education Levy, Neighborcare Health received funding to operate new school-based health centers, including Bailey Gatzert Elementary School. The clinic will include three part-time employees including a nurse practitioner and a part-time behavioral health counselor. The clinic will operate three days a week.
- Through Choice Neighborhoods, Neighborcare Health will hire two part-time health educators. Staff will be working in the community, one-on-one with residents. One will be required to speak Vietnamese and the other Somali. These two new staff will help people navigate the complicated healthcare system.
- Neighborcare Health has been learning from Boston Housing Authority who have implemented creative health initiatives.
- Due to the Affordable Care Act, eligible people will be able to register starting in October for Health Insurance Exchange for the Medicaid program. If a household's income is less than \$22,000 for an individual or \$47,000 for a family of four, they will be eligible for Medicaid and be able to receive a solid insurance package called Apple health.
- The federal government has restrictions for immigrants and refugees who are within the five year waiting period.
- Halima Jaarso inquired about support for residents who speak other African

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

languages besides Somali, such as Tigrinya, Oromo, and Amharic speakers. Mark explained that eighteen staff of Neighborcare Health will be certified by WA state to help residents sign up for the program. Among them, a dozen different languages are spoken. Staff will make accommodations to make sure interpretation is available. Within Neighborcare Health, the staff collectively speaks over 45 different languages. Halima requested that Neighborcare Health please try to make accommodations for Oromo speakers.

- Art Rea inquired about dental and eye care for adults. Mark explained that in 2011, dental care was removed from the list of benefits for people on Medicaid. This year, dental care was restored for adults starting next year. Neighborcare Health is excited to provide that service again to adults. Under the Affordable Care Act, people will not be excluded to these categorical areas, such as age, to determine their eligibility for health benefits. The main issue for Yesler Terrace residents will be for those who have immigrant or refugee status.

XI. 7:30 Adjourn