



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

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MEETING NO.: 10

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Thursday, August 23<sup>RD</sup> 2012 5:30 p.m. – 8:00 p.m.

ATTENDEES: **Committee Members**

Adrienne Quinn, Chair  
 Alison Van Gorp  
 Art Rea  
 Barbara Nabors-Glass  
 Elliot Smith  
 George Staggers  
 Germaine Covington  
 Halimo Jaarso  
 Jeanne Krikawa  
 Jill Fleming  
 Jim Erickson  
 John Fox  
 Julie West  
 Kent Koth  
 Kristin O'Donnell  
 Maiko Winkler-Chin

Mark Okazaki  
 Maureen Kostyack  
 Michael Ramos  
 Ngu Vu  
 Osama Quotah  
 Patricia Garcia  
 Quang Nguyen  
 Radhika Nair  
 Sara Nikolic  
 Serkalem Mengesha  
 Sophia Ibrahim  
 Sue Sherbrooke  
 Ted Klainer  
 Tom Im  
 Yin Lau  
 Zufan Tekelemariam

**SHA Staff**

Al Levine  
 Andrew Lofton  
 Anne Fiske Zuniga  
 Brett Houghton  
 Cindy Sribhibhadh  
 John Forsyth  
 Judi Carter  
 Michelle Ackermann  
 Ryan Lucas  
 Shelly Yapp  
 Stephanie Van Dyke  
 Sven Koehler  
 Tom Eanes  
 Tom Tierney

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I. 5:30 **Call to Order**

Chair Quinn called the meeting to order.

II. 5:35 **Comments From the Public**

A resident commented that he has lived at Yesler since 2009. He is happy about the redevelopment, but is concerned about parking, construction noise and chemicals used. He has two children and wants to make sure resident children are not harmed from redevelopment.

Adrienne Quinn: SHA will report out at the next CRC meeting on dust, parking and noise concerns.

Another resident asked that more jobs be brought to the community.

III. 5:40 **Approval of June 27, 2012 Minutes**

Minutes approved as submitted.

IV. 5:45-6:05 **Overview of Yesler Education Initiative – Rachel Steward, Seattle University**

John Forsyth, Community Services Administrator, Seattle Housing Authority (SHA), introduced the overview of the Education Initiative.

Rachel Steward, Seattle University, provided the overview of the education program funded by the Choice Neighborhoods grant. The vision of the education initiative is to provide a support pipeline from cradle [pre-school (PK)] through college graduation. SU committed two years ago to developing a permanent relationship with families in the Bailey Gatzert catchment area. There are about 900 families in that area. This was SU's first summer of programming.

Measuring Success – Packets were distributed to explain performance measures.

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Currently 54% of children living at Yesler who are in PK are entering kindergarten-ready according to this test. SU's goal is to get to 57% (small increase due to limited resources).

Questions from CRC Members:

Adrienne – How many more resources are needed to affect change in more children's lives?

Rachel – I am unable to give an exact dollar amount. But, additional classroom seats are required in Headstart and other evidence based classrooms.

Germaine Covington – When you say that 54% of the children are kindergarten-ready, what does that mean in actual numbers?

Rachel – 54%=15 out of 28

Germaine – So, you're envisioning that it will only increase by 3% working with approximately 30 children.

Rachel – That's assuming we do not get any additional Headstart classrooms; only with providing the parent/child home program which is what has been funded with CN dollars.

Kristin – I'm curious about the test. Is it in English? What is the cultural bias?

Rachel – The PBVT is a picture based test and those administering the test are speaking in English. That's a test that is being used through out the state.

The 3<sup>rd</sup> grade measure is taken by the Washington State MSP Test. Currently 35% read at a proficient level. The goal in five years is for 60% of third graders to read at a proficient level.

Germaine – That's really a significant increase and that's really important. That 3<sup>rd</sup> grade percentage is what is used as a measure of how many beds will be needed in prisons.

Rachel – The math test at 4<sup>th</sup> grade is a significant measure. We are currently at 24% of our 4th graders proficient in math. Our five year goal is to reach 60% proficient in math.

Kristin O'Donnell – Please comment on how it seems as though the longer children are in school the further they get from where they are supposed to be. I don't think that speaks well to the schooling they are getting.

Rachel – Students get further and further behind as the material gets more difficult.

For High School Graduation, currently 71% are graduating on time. The goal is for 76% in 5 years. Before the question is asked as to why it is only a 5% difference, those students have advanced so far without adequate support; it takes more than a few years to get a significant increase.

Maiko Winkler-Chin – How do your numbers match up with the averages of Seattle Public Schools. Does getting students up to 60% in the third and fourth grade years put them ahead of what Seattle Public Schools is looking at?

Rachel – When we look at what's happening at Seattle Public Schools, they are measuring success by the school they attend, not where they live. The data would be a bit skewed if we did a direct match of Bailey Gatzert to the rest of Seattle Public Schools. What we will see is that the increase, which is about 3-5% every year, is still not enough to get this entire group up to the district averages with these resources. If there is a windfall of resources, maybe we could talk about something completely different.

Germaine – When you look at the school overall, it's very possible that you have people performing at a higher level, so the children that under perform do get lost in that average. By focusing on a particular area or following the children, you'll get a true sense of whether or not there is any improvement occurring.

Rachel – For post-secondary enrollment, whether or not they apply to a four year college, vocational school, or technical institute, etc., currently is at 49% of high school graduates. The goal in five years is to reach 53% enrollment.

Questions from CRC Members:

Maiko – On the map shown, the first focus is mainly on Yesler Terrace; do you plan on rolling this out to the wider community?  
Persons with special needs.

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Rachel – The blue shaded area is the Seattle University Youth Initiative. The red shaded area is the Choice Neighborhood families. The overall strategy for the SU Youth Initiative is to look at this as a bull’s eye with the most intense focus in these initial years at Yesler Terrace. As we learn more about what does and doesn’t work, get additional community feedback, and foster leadership out of the families and parents here, we will be able to spread and do more within the entire Youth Initiative area.

Kristin – It’s fairly unusual for a family with children to live here from preschool through high school graduation. How are you going to cope with that? It’s probably going to be more unusual during the redevelopment.

Rachel – SHA is certainly working to address this so families can maintain a connection, especially with those that are planning to return.

Kristin – Many families move out pre-redevelopment before their children hit high school.

Rachel – For SU and the Youth Initiative, we know that we won’t be able to track people as they move all over the city. For Choice Neighborhood in particular, our focus is on those families who are going to go away and we know want to come back.

Kristin – I think there are very few children who start kindergarten at Gatzert and make it through 5<sup>th</sup> grade there.

Rachel – For those families that are near enough that they want to continue to receive services, we will continue to provide services for them. For those families who move away and are seeking services elsewhere, we can’t force them to come back. Certainly we need to figure out whether or not they want to continue to send information to us

Kristin – I think what I’m trying to get at is that you are going to have families moving in with 3<sup>rd</sup> graders, how are they going to fit into the program?

Rachel – The referral process for new families, in many ways, relies on our information and communication with SHA employees. Much of the referral process has to be smooth from SHA to all of the different partner organizations.

**V. 6:05-6:20 Summer Tutoring Program at Bailey Gatzert – Cicily Nordness, Director of Youth Services, Catholic Community Services**

Cicily Nordness, Director of the program, provided an overview of the program’s goals and approach.

Questions from CRC Members:

Germaine – Will you be checking in with students after the first semester to see how their testing has been, to determine whether the summer has made a difference in their maintaining or improving?

Cicily – It is our hope that we will be able to do that.

**VI. 6:20-6:35 Parent/Child Home Visit Program – Ericka Newman, Childhood Development Coordinator and Fadumo Gutale, Home Visitor – PCHP, Neighborhood House**

Ericka Newman and Fadumo Gutale described the goals and approach of the program.

**VII. 6:35-6:50 College Preparation Efforts for Yesler Youth – Susan Byers, Chief Academic Officer; Kelly Nakano, Director of Pre-College Services; Michelle Maddox, College Prep Advisor (Garfield High School) – College Success Foundation**

Susan Byers, Kelly Nakano and Michelle Maddox described the goals and approach of their programs.

Questions from CRC Members:

Germaine – Is there any part of the grant that addresses going into apprenticeships or trades? A lot people are aging out of the trades. When young people go into the trades they are 26 or 27; they are not pursuing those high paying opportunities.

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AFZ – In the second CN grant, we are hoping to put some of those dollars into job readiness programs for that age group.

Maiko – How many kids are there at Yesler Terrace? There have been a lot of ratios and numbers. Is there any sense in the number of children?

Rachel – There are about 300 youth ages five to 18.

**VIII. 6:50-7:05 Yesler Terrace Summer Youth Employment Program – Tizita Assefa, Youth Programming Coordinator; Abudullahi Adan, Kidus Ayele, Henok Bereket, Mahammed Kadir, and Galma Waqo - Program Participants**

Anne Fiske Zuniga introduced the Summer Youth Program – Five years ago SHA started the Summer Youth Program in conjunction with Yesler Redevelopment planning. The goal of the program is to provide exposure to issues surrounding redevelopment; to allow youth the opportunity to talk about and share their perspectives on those issues; gain job readiness skills; most importantly have fun and gain a stipend throughout the summer.

Tizita Assefa, the program leader, described the approach for this past summer's program and invited the youth to talk about their experiences. The four youth described their employment experiences at Anderson Construction, the Yesler Community Center, DKA Architecture and SvR Design. They all stated that it would be great if programs like these could be year-round.

Comments from CRC Members:

Adrienne

On behalf of the CRC, I would like to say that you are an impressive group of men. It takes a lot of courage to stand up in front of a big group and talk to people. You all spoke very well and articulately. We are looking forward to seeing where you're going to go in your futures. Thank you for sharing time with us.

**IX. 7:05-7:15 Urban Institute Evaluation – Audra Brecher, Urban Institute Associate**

Audra Brecher from the Urban Institute described the purpose of the evaluation her organization is performing. The purpose is to help HUD understand the opportunities and challenges associated with implementing this project in Seattle. We really want to give HUD an on-the ground perspective about what it takes to pull off this very ambitious project.

**X. 7:15-7:55 Discussion – Grocery Store, Street Car, Open Space, etc.**

Adrienne Quinn

This is the beginning of a conversation that CRC Member Jim Erickson brought forward to discuss.

Jim Erickson

I live on 1<sup>st</sup> hill. Going back about 10 years ago in our neighborhood, Madison St. near 8<sup>th</sup> Ave, we had a nice old grocery store named ShopRite. We were very sad when we learned they were going to tear that down. As a community we worked with the new developer to encourage a new grocery store at that location. Finally the new store opened and we enjoyed that privilege of buying our groceries for several years. Sadly, the business failed. Today that store is vacant. I hope our committee would choose to do things that will improve the food supply for YT as we go through this redevelopment. We can't finish this discussion tonight as there are not enough people here.

Adrienne

Some have asked what the role of the CRC will be with regard to the three issues that you're raising. The three issues are: incentive to create a grocery store in YT before the market would demand one, reduced fares for the street car, open space so people who are growing food on-site would have the opportunity to sell food on-site.

The CRC can make recommendations to SHA, to the County, and to the City to pursue any of these three issues. What we would like to do is begin to get feedback from the CRC

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about whether we try to encourage each of these three ideas.

Kristin

In talking about farmer's market and selling things; right now every Saturday volunteers from Food Not Bombs pick up food from PCC, and we have our Saturday free market in the courtyard in front of the YT Neighborhood House. We use the tables from the tutoring center. Both of those places will be going away pretty soon if we get the second CN Grant. It would be really nice if we could have a place where that could continue.

Adrienne – I hear a definite yes in terms of making sure we continue the open space for fresh vegetables.

Kristin

Including give-aways of fresh vegetables. The access to the tables is really nice too. Concerning the street car, Kitsap Transit currently provides reduced fare not only to people who are elderly or disabled as King County does, but to people who are receiving food stamps. That would be a great addition and really useful to folks who live here and in other public housing communities.

Germaine

I just want to understand, Jim, when you were talking about the street car, was it in relationship to access to grocery stores, or was it in reference to the need to have subsidized fares in Yesler Terrace?

Jim

I started out several months ago, communicating with people and one person said, you don't need a grocery store. You have a streetcar that is going to be coming there and you can take that to a grocery store. I say, you're going to spend all of your money on the street car and not have anything left for the grocery store. I went off on a tangent and said if we must use the street car, at least give us reduced fares to get to the grocery store.

Germaine

Now that I'm clear as to what you are saying, I think advocating for a space for a grocery store and perhaps having some incentives for a grocery store so it is economically viable makes more sense to me, because if you use a street car, it is not always convenient to carry your groceries. It seems like the better solution, if it's about access to food and groceries, we're to look at some way to not only have space but make it economically viable or feasible so it could be sustainable.

Adrienne

One thing I would put on the table, as I've heard Jim talk and we had the opportunity to have a conversation yesterday, I think we de-couple those issues and address them separately. I agree with Kristin that one of the main benefits people have discussed with the street car is; it's going to come through the heart of Yesler Terrace. Perhaps the CRC's recommendation could be even broader, to say that any low-income person who lives within a transit oriented area should be able to have access to the transit system.

Germaine

I would agree that we could de-couple them.

Maiko

I would concur with de-coupling the issue as well. Perhaps one person may not like the same groceries available at one grocery store as another person. It's hard to find a grocery store that meets everyone's needs. I think it's good to think about a grocery store and what that may mean, but also more affordable transit options for the wider community.

Kristin

Our Little Saigon representatives are not here, but I'm not sure how they would feel about subsidized and incentivized competition.

Adrienne

I agree with that Kristin, that's why we are not going to make any recommendations. We are only beginning the conversation tonight. Little Saigon neighborhood also would like to

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be doing some development themselves. Maybe there are some opportunities there that can roll all of this together.

Art Rea

I have this card from Metro Transit; it's a reduced fare permit. I load \$27 dollars at the beginning of each month. I'm told by the Sound Transit representatives that these cards will be good on the street cars as well.

Jim

I want to get back to the point that you like different food that I like...let's think about Yesler and what a variety of tastes there are in food. People have come from all different places and they are looking for things that they are familiar with. So the general question is, is this an appropriate subject and should we continue it when we meet again?

Adrienne

From the comments we've had so far, it certainly seems like yes it is.

Jill Fleming

I would just like to add to the grocery store discussion because I think this is one that will happen in stages. There won't be enough density to support a store for some period of time, so we need to address other things like the street car and open space. I would offer another direction to consider; as has happened with restaurants, there are food trucks all over the city now. There may be some alternative delivery methods in getting food into neighborhoods that we have not conceived of yet.

Jim

Thank you and yes, yes, yes. We could have Food Not Bombs one day, a Halal butcher in the same space another day, with the tables. I think that is a wonderful idea.

Germaine

So the question would be space to allow that to happen.

Maiko

So the space for that, but also for growing food? Is that a part of it?

Jim

Yes. For example, I learned recently they started a farmer's market on the Harborview campus. We can watch that and learn from it. This isn't all going to be solved in a month or a year. Maybe we can create a space for a farmers market.

Kristin

This is kind of a follow up from that. We really need to consider, as the CRC, monitoring this during the process. What is the quality of life going to be for the people who live here? This gentleman brought it up; we are in the beginning of construction now. Not thanks to the Housing Authority, but thanks to Sound Transit and we are going to be in a construction zone for the next 20 years. We are going to need to have mitigations for that. We need to make sure that we are going to continue to have public spaces to meet. We are going to need to know that we're going to have parking. Please hope that the Housing Authority doesn't apply for an exemption on the quiet hours for construction which Sound Transit has.

Adrienne

Kristin raises a very good point and thank you for the reminder, the CRC's role is relatively soon going to transition into three different focus areas:

- 1) Neighborhoods – we can deal with issues like grocery store, monitoring what's happening with quality of life for residents during construction
- 2) Housing
- 3) People

As a group we can divide into those three areas as focus areas. Our role will be to engage with the City Council about what the CRC thinks is going on and what should be going on.

8:00

**Adjourn**

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