

2012



2012 ANNUAL IMPLEMENTATION REPORT FOR THE YESLER TERRACE REDEVELOPMENT PROJECT

This report documents the activities and milestones accomplished in 2012 to achieve housing production goals, enhance educational and employment opportunities for people, and build amenities that foster a healthy and active neighborhood for Yesler Terrace.

Photos provided by Rekeik Meshesha and Amarai Hill

Executive Summary

In 2006, Seattle Housing Authority embarked on a planning process to replace Yesler Terrace's aging public housing buildings with a new mixed-income community where people from across society can come together to enjoy cultural diversity and high quality housing with nearby amenities.

In 2012, the Yesler Terrace Redevelopment project achieved several key milestones to implement the vision of a new Yesler Terrace community. In December 2012, the US Dept. of Housing and Urban Development granted \$19.7 million from its Choice Neighborhoods Initiative to the Seattle Housing Authority. This funding leverages both public and private sources, including an additional \$10.3 million received from the Choice Neighborhoods program and \$750,000 received from the JPMorgan Chase Foundation. On September 4, 2012 the Seattle City Council unanimously adopted an extensive legislative package necessary to implement the redevelopment of Yesler Terrace. The Cooperative Agreement between the City of Seattle and Seattle Housing Authority commits up to \$10.92 million of City funding to the development of housing and parks. These major accomplishments allow the Housing Authority to move forward with building a new Yesler Terrace that is Healthy, Livable, Affordable, Viable, and Green in all facets of development.

This report documents the extensive work completed in 2012 to reach future housing production targets, meet education and economic opportunity goals, and provide new neighborhood services and amenities. A highlight of major accomplishments in 2012 includes:

- Over 140 Yesler children and youth participated in summer academic and enrichment activities led by ten organizations.
- Seattle University, in partnership with four non-profits engaged over 180 children from Bailey Gatzert Elementary School in a comprehensive after-school program four days a week.
- 25 Yesler families participated in the Parent-Child Home Program, which provides home-based instruction for children aged two to three, preparing them for school success by increasing language and literacy skills.
- 105 Yesler residents received services from SHA Economic Opportunities Specialists.
- 493 households received a "Return Rights" certificate and received information about how future construction plans may affect them.
- 112 households who will be the first to relocate received 18-month advance notice and individual counseling regarding their relocation options and benefits.
- Community members participated in four separate workshops held for Horiuchi Park and the 10th Avenue S Hillclimb to develop preferred design concepts.
- A Purchase and Sale Agreement (PSA) was signed for the first property within the Yesler Terrace Transformation Area to a private developer. Spectrum Development Solutions, will build workforce and market-rate rental housing at 12th and Yesler.
- Design and planning was completed for the historic Seattle Steam Plant and the first replacement housing to be located in the Baldwin Apartments and 1105 East Fir apartment buildings.

Investing in People, Neighborhood, and Housing

Throughout the planning process for the Yesler Terrace Redevelopment, Seattle Housing Authority engaged residents and community partners through the Citizen Review Committee (CRC). The CRC is made up of diverse participants representing both the immediate neighborhood and stakeholders throughout the city. Resident members were selected by the Yesler Terrace Community Council. Membership categories on the committee include residents, affordable housing and smart growth/sustainability advocates, city agencies and service providers. The Committee defined the core values and goals that guide the Yesler Terrace Redevelopment project. In 2007, Seattle Housing's Board of Commissioners adopted these Guiding Principles, which include social equity, economic opportunity, environmental stewardship and sustainability, and one-for-one replacement housing. The Guiding Principles will be enacted through investments in housing choice, neighborhood amenities, and opportunities for current and future residents. As the Yesler Terrace Redevelopment moves from planning into implementation phase, the CRC has divided into three subcommittees to provide feedback on the three major areas of investment: People, Neighborhood, and Housing.

This report documents the key milestones and program goals achieved in 2012 and the commitment to the Guiding Principles for the Yesler Terrace Redevelopment. A map of the Yesler Terrace Redevelopment Area and plans for Phase 1 and 2 are provided in Appendix A. Please refer to Appendix B for a summary of the status of current public housing units and annual housing production targets through year 2016.

The Guiding Principles

Social Equity - *Meeting essential needs and improving the quality of life through access to employment, education, medical care, social services, nutritious food and quality affordable housing*

Economic Opportunity - *Fostering access to jobs, transportation, community services and safe low-income affordable housing and financial tools.*

Environmental Stewardship and Sustainability - *Integrating sustainable design and implementing equitable environmental and economic practices while preserving housing affordability.*

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.*

PEOPLE

Strengthening partnerships to provide complementary social, educational, and health services

- In support of community partnerships, Seattle Housing Authority executed three Choice Neighborhoods grant funded contracts with Seattle University, Neighborhood House and College Success Foundation to provide educational services to Yesler youth.
- Seattle University, in partnership with four non-profit organizations engaged over 180 children from Bailey Gatzert Elementary School in a comprehensive after-school program four days a week.
- During summer 2012, over 140 Yesler children and youth participated in academic and enrichment activities led by ten organizations. This was a 100% increase in participation from summer 2011.
- A newly hired Data Analyst for Seattle University worked with Bailey Gatzert Elementary School leadership to develop a data system to identify student needs and match children to interventions, such as expanded learning opportunities.
- Yesler youth in grades three through eight increased their academic performance on state standardized tests from a passing rate of 38% in 2011-2011 to 46% in 2011-2012 for reading, and from 26% in 2010-2011 to 37% in 2011-2012 for math. Average school attendance rates also increased during the 2011-2012 school year.
- Twenty-five Yesler Families with toddlers participated in the pre-literacy Parent Child Home Visit Program implemented by Neighborhood House.
- College Success Foundation provided academic mentoring and college preparation services to 80 Yesler youth in the Fall of 2012.
- GroundUp implemented the Yesler Terrace Summer Youth Program that resulted in five youth, ages 16 to 20, being placed in five work sites, all connected to Yesler Terrace Redevelopment.
- Neighborcare Health received Seattle Family and Education Levy funding to open a school-based health clinic at Bailey Gatzert Elementary School. Planning and site location for a second Neighborcare Health clinic in the Yesler neighborhood will start in 2013.



- Seattle Housing completed design and interior abatement and interior demolition of the historic Steam Plant. By the end of 2013, the Steam Plant will house Neighborhood House's Head Start program, Catholic Community Service's Youth Tutoring program, an Express Credit Union for affordable financial services, SEIU training programs, Seattle Housing's employment opportunity services, and community meeting spaces.

Surveying resident and community interests to improve economic, cultural and social opportunities in Yesler Terrace and adjacent neighborhoods.

- In Winter 2012, 70% of residents participated in a needs assessment survey to identify resident needs and priorities in areas of health, safety, education, and employment. Survey results were incorporated into the second Choice Neighborhoods Grant application.
- In Fall 2012, 64% of residents participated in a survey regarding current access to nutritious food and opportunities for physical fitness to guide planning for future amenities that will promote good health and meet resident needs.



Supporting the creation of living wage jobs and addressing resident barriers to employment

- 105 Yesler residents received job placement assistance services from SHA Economic Opportunities Specialists.
- 26 Yesler residents obtained employment with the assistance of SHA Economic Opportunities Specialists. The average hourly wage was \$11.72.
- Job fairs specifically for Yesler residents were held at Swedish and Harborview medical centers and Seattle University in mid-November and early December. Three residents attending the fairs secured employment by the end of 2012.
- Seattle Housing's Section 3 Employment Coordinator presented program opportunities at six meetings attended by Yesler Terrace residents.
- Two public housing residents, one from Yesler Terrace, completed Seattle Vocational Institute's Pre-apprenticeship Construction Training. The training gives participants the opportunity to experience various types of building trades and be competitive for jobs in the construction industry.
- Spectrum Development Solutions signed a purchase and sale agreement with SHA for the property located on 12th and East Yesler Way to construct the first workforce and market-rate housing in Yesler Terrace. Spectrum agreed to incorporate the following social equity goals: (1) 100 percent of new hires for the project will be low-income people in the community with a preference for Yesler Terrace residents and residents of other SHA housing, (2) 14 percent of

subcontractors will be businesses owned by minorities and women, (3) 25 percent of the units in the building will be maintained as workforce housing.

Minimizing impacts of displacement and guaranteeing the right to return for current Yesler Terrace residents.

- In Fall 2012, all 493 households currently residing in Yesler Terrace received a certificate guaranteeing their “Return Rights” when an appropriate replacement housing unit is available.
- Seattle Housing completed the Yesler Terrace Redevelopment Relocation Plan that focuses on the first group of households required to relocate in order to build Phase 2A and 2B apartment buildings. Components of the relocation plan were reviewed by the Citizen Review Committee, Yesler Terrace Community Council and the Seattle Housing Authority Board of Commissioners. SHA staff also briefed City of Seattle Councilmembers and their staff on the Relocation Plan.
- 112 households received 18-month advance notices informing them of the need to relocate in 2013 and counseling from staff about the resources available to prepare for relocation.
- Seattle Housing Authority Property Management Staff held over 100 one-on-one meetings to inform and counsel the first households on relocation matters.
- In 2012, SHA property management staff hosted eight meetings with residents regarding relocation. Meetings were held in language based groups, with interpretation in nine different languages.
- Seattle Housing and YWCA successfully relocated the YWCA’s Extended Emergency Housing Program into 30 newly renovated units in southeast Seattle to prepare for building the first new building at 1105 East Fir in the Yesler Terrace Redevelopment Area.
- Seattle Housing made preparations and will continue to plan for relocating families, demolishing old public housing units, and completing the production of replacement housing in phases to minimize disruption to current residents.



Photo Provided by Rekeik Meshesha

NEIGHBORHOOD

Providing resources to improve economic, cultural and social opportunities that also promote interaction and positive relations with surrounding communities.

- Initiated design concept planning, including four community design workshops for Horiuchi P-Patch and the 10th Avenue Pedestrian Hillclimb. Horiuchi P-Patch to open in Summer 2013 will have gardeners from both Yesler Terrace and the First Hill neighborhood. Through a direct pedestrian route, community gathering space, and community gardens, the Hillclimb improves interaction and connections between Yesler Terrace, Little Saigon and the International District.



Photo provided by Rayshawn Blackwell

- In 2012, utility relocation and tracks were laid for the First Hill Streetcar. The Streetcar will be operational in mid 2014 and will increase transit options and improve mobility to jobs, education opportunities and services for the Yesler Terrace community.



*Construction of the First Hill Streetcar.
Photo provided by Nebiyu Abunie.*

Ensuring reasonable physical accessibility within Yesler Terrace for all residents and visitors.

- The 10th Avenue Hillclimb and Horiuchi Park both include designs with ramps and entryways that are accessible per the Americans with Disabilities Act (ADA).

Using environmentally friendly and sustainable building techniques to produce healthy and quality housing, facilities and amenities.

- Through a Request for Qualifications process, the City of Seattle selected Corix to study the feasibility of a sustainable district energy system on First-Hill. The initial screening process of potential district energy options will continue in 2013.
- The 1105 E Fir building and Baldwin Apartments were designed to meet the Enterprise Green Communities Program. The 1105 E Fir building will also meet Evergreen Sustainable Development Standards.
- Building designs and furnishings in the 1105 E Fir building take into account residents who may have respiratory ailments, such as asthma. Most of the units will not have carpet and the building will incorporate a heat-recovery ventilation system to filter incoming ventilation air.
- The Steam Plant renovation will also include a heat-recovery ventilation system to improve the energy efficiency of the building and support building users who may have respiratory issues.

Preserving and promoting small businesses adjacent to Yesler Terrace.

- Seattle Housing Authority received \$100,000 from the JPMorgan Chase Foundation to support a feasibility study of a mixed-use development project put forward by the Friends of Little Saigon. The proposed development project includes low-income housing, affordable commercial space, and a Vietnamese cultural center. The study will take place in 2013.

HOUSING

Designing a housing mix to accommodate families, single occupants, the elderly and those with disabilities.

- SHA completed planning and design to prepare for construction of the Baldwin Apartments and 1105 East Fir building in 2013. The first phase of redevelopment will include 118 units total, of

which 98 units are replacement housing and 20 units are available to households with incomes up to 60% of the Area Median Income. Please see Table 1 below to review the projected housing targets developed in Phase 1 of redevelopment. Additional information on housing development planned between 2014 and 2016 is available in Appendix B.

- Of the 118 units to be created at the Baldwin Apartments and 1105 East Fir buildings, 15 units will be designed as 100% UFAS Type A Units to accommodate those with disabilities.
- Resident feedback on design elements for the 1105 East Fir building resulted in a design change that addresses resident preferences regarding laundry facilities.
- SHA coordinated with the Department of Early Learning to ensure that the nine townhomes planned at 1105 East Fir would also meet physical and design requirements for tenants that may wish to manage childcare businesses from their home.



*Existing buildings at 1105 E Fir formerly managed and operated by YWCA.
Photo provided by Yohanna Gebregiorgis*

Drawing from as many existing and new funding sources as possible to meet housing needs of current and future generations living within Yesler Terrace.

- In 2012, Seattle Housing has received funding awards and commitments from a variety of sources, including the U.S. Department of Housing and Urban Development, City of Seattle, Low Income Housing Tax Credits, and tax-exempt multifamily bonds to build the first new affordable housing buildings. Please see page 11 for more detail on the committed funding sources received to date.

Table 1. Projected Housing Targets to be Developed in Phase 1 of the Yesler Terrace Redevelopment Project

Redevelopment Project				
Property	Estimated Completion	Affordability Level	# of Units	Total Units
Baldwin Apartments	Q1 2014	Replacement Housing ¹	15	15
1105 E Fir	Q4 2014	Replacement Housing ¹	83	103
		Up to 60% AMI	20	
12th & Yesler Housing ²	Q3 2015	Up to 80% AMI	24	120
		Market-Rate	96	
TOTAL UNITS				238

¹ Replacement Housing will be available to households with incomes up to 30% of the Area Median Income (AMI).

² These housing units will be developed by Spectrum Development Solutions, a private developer.

An Inclusive Process

Including residents in the housing design and development decisions by providing easy access to information and transparent public process.

Since the project's inception in 2006, Seattle Housing continues to meet with various Yesler Terrace constituencies, including residents, community groups, non-profits, neighbors (such as Harborview Medical Center and Seattle University), an interdepartmental City team and countless individual meetings with community leaders. In 2012, Seattle Housing and project partners briefed and sought community input at the meetings listed below regarding Yesler Terrace redevelopment efforts.



Citizen Review Committee

In 2012, the CRC met on the dates listed below to discuss Phase 1 redevelopment plans and the legislative package presented to the Seattle City Council. These meetings are open to the public, materials are translated, and interpretation is provided in seven different languages.

- March 1, 2012 (23 CRC Members and SHA Staff attended)
- June 27, 2012 (21 CRC Members and SHA Staff attended)
- August 23, 2012 (16 CRC Members and SHA Staff attended)
- November 8, 2012 (14 CRC People Sub-Committee Members and SHA Staff attended)

Yesler Community Council

The Yesler Community Council is facilitated, led, and attended by Yesler Terrace residents to discuss resident issues. Throughout the year, Seattle Housing Authority and partners briefed residents at the following meetings listed below regarding Yesler Terrace Redevelopment.

- February 21, 2012 (45 attendees) – Topic: Presentation of construction jobs that will be available to residents on the Yesler Terrace redevelopment East of Boren Avenue.
- March 20, 2012 (72 attendees) – Topic: Presentation and discussion of design plans for the future Yesler Terrace redevelopment including relocation, housing options, parks and open space, and parking.
- April 17, 2012 (116 attendees) – Topic: Presentation and discussion of Yesler Terrace redevelopment construction phasing and relocation.
- May 15, 2012 (67 attendees) – Topic: Former Executive Director Tom Tierney answers questions about Yesler Terrace Redevelopment. Introduction to incoming Executive Director Andrew Lofton.
- June 19, 2012 (60 attendees) – Topic: Presentation and discussion of relocation and design and housing options for the Yesler Terrace Redevelopment East of Boren Avenue and the Steam Plant.

- October 16, 2012 (33 attendees) – Topics: Review resident input regarding priority policy for relocation and replacement housing options, and presentation of first draft of the Relocation Plan.
- November 20, 2012 (40 attendees) – Topic: Presentation and discussion of final Steam Plant design.

Horiuchi P-Patch Community Workshops

In 2012, the City of Seattle's P-Patch Program and community partners coordinated two community workshops to generate ideas, preferences, and priorities for a preferred design concept for a P-Patch at Horiuchi Park. Interpretation was provided for Vietnamese and Oromo speaking attendees. The meetings were held on the following dates:

- October 11, 2012 (23 attendees)
- November 15, 2012 (24 attendees)



10th Avenue Hillclimb Design Charrettes

Choice Neighborhood grant funding of \$700,000 has leveraged \$650,000 from the JPMorgan Chase Foundation to create a pedestrian Hill Climb connecting Yesler Terrace to the Little Saigon neighborhood along the 10th Avenue South right-of-way. Seattle Housing contracted with Seattle Chinatown International District Preservation and Development Authority (SCIDpda) to gather community input on design preferences. The public meetings listed below were held in 2012.

- February 18, 2012 (28 attendees)
- May 12, 2012 (29 attendees)



Meetings regarding relocation of residents

SHA staff held language-based meetings to inform and address resident concerns regarding relocation. Interpreters were available in Oromo, Somali, Mandarin, Cantonese, Vietnamese, Khmer, Amharic, Tigrinya, and Spanish. The meetings were held on the following dates:

- July 11, 2012 (151 attendees)
- July 19, 2012 (20 attendees)
- July 24, 2012 (15 attendees)
- July 25, 2012 (1 attendee)
- July 26, 2012 (15 attendees)
- July 31, 2012 (10 attendees)
- August 15, 2012 (11 attendees)
- September 8, 2012 (90 attendees)

Other Meetings

- In Fall 2012, SHA completed the selection process for architecture firms to begin design of the Phase 2A and 2B buildings. Two Yesler Terrace residents participated in the interview and selection process.
- On December 4, 2012 the Seattle Housing Authority's Executive Director and Members of Cabinet met with ten youth who currently live at Yesler Terrace to have a dialogue about their comments and concerns about the Yesler Terrace Redevelopment Project. Seattle Housing staff also consulted the youth for their advice on providing information and encouraging community input from residents regarding redevelopment.



Funding the Yesler Terrace Redevelopment Project

The Yesler Terrace Redevelopment Project has successfully leveraged public and private funding. To date, funds have been committed from the following sources to support the many facets of Yesler Terrace Redevelopment:

2011

- HUD Choice Neighborhoods Initiative - \$10.27 million
- HUD Community Facilities Capital Fund (CFCF) - \$3.1 million

2012

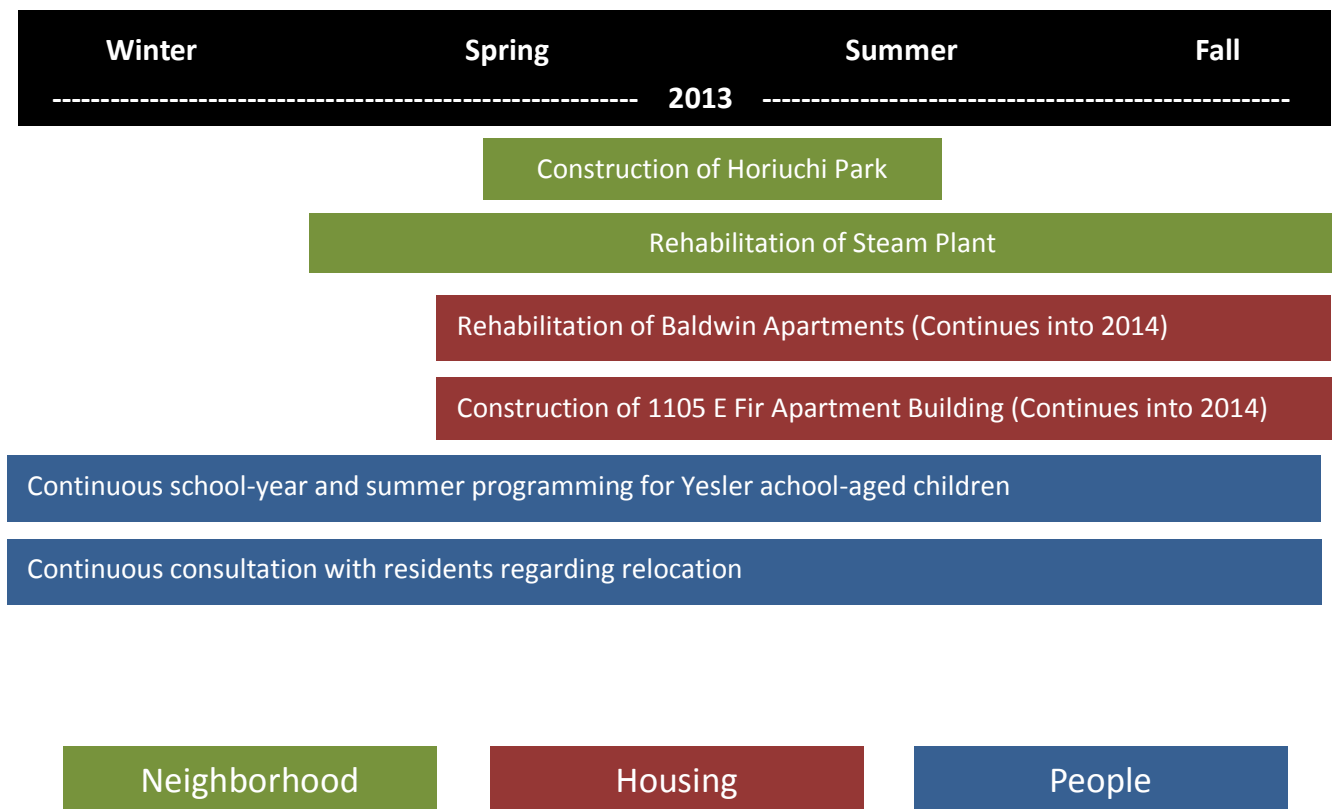
- HUD Choice Neighborhoods Initiative - \$19.73 million
- JPMorgan Chase Foundation- \$750,000
- Seattle Foundation - \$25,000
- Bill and Melinda Gates Foundation - \$120,623
- City of Seattle, Parks and Green Spaces Levy - \$3 million
- City of Seattle, Community Development Block Grant - \$1,045,000
- City of Seattle, Other City Housing Funds - \$6,575,000
- City of Seattle, HomeWise Program – up to \$300,000

Next Steps for 2013

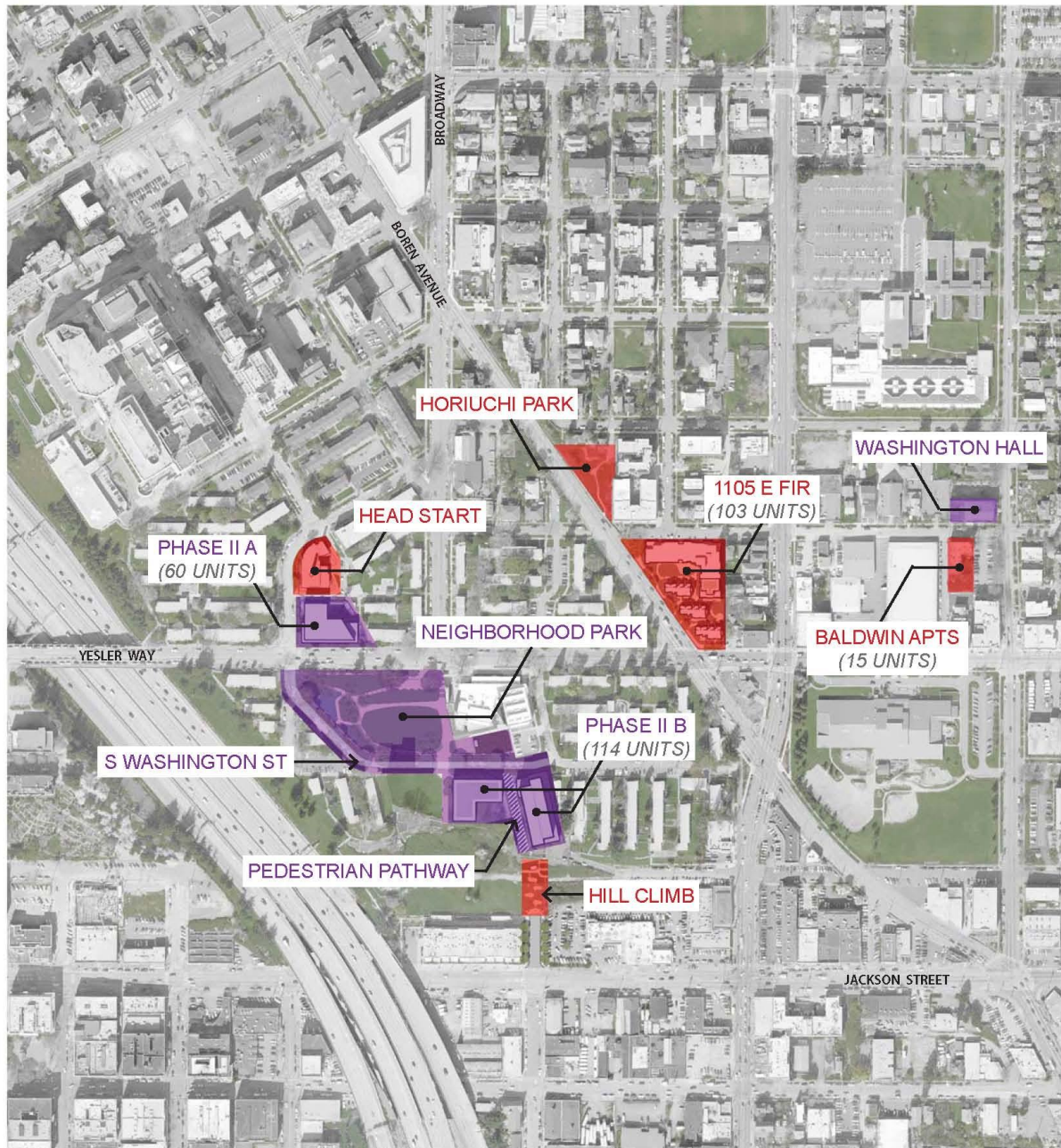
The funding leveraged to date will allow Seattle Housing Authority to move forward with Phases 1 and 2 of redevelopment. In 2013, construction will begin with the Baldwin Apartments, 1105 East Fir Apartment Building, Horiuchi Park, and the Steam Plant. Seattle Housing will also begin the design and planning process for additional replacement housing, the 10th Ave S Hillclimb, the Neighborhood Park, new pedestrian corridors and street connections, and ongoing relocation of residents. Please see Appendix B for details on proposed annual housing production targets.

Another major milestone in 2013, involves selecting and negotiating with a Master Development Partner, who will provide significant financial resources and development expertise to implement the Yesler Terrace Redevelopment Plan alongside Seattle Housing Authority. Yesler residents will have ongoing opportunities to provide input as the design and planning process takes place for additional replacement housing, the Neighborhood Park, and pedestrian corridors. 2013 will be significant for residents as the first families are relocated, major construction is underway, and new neighborhood amenities become available.

2013 Project Activities

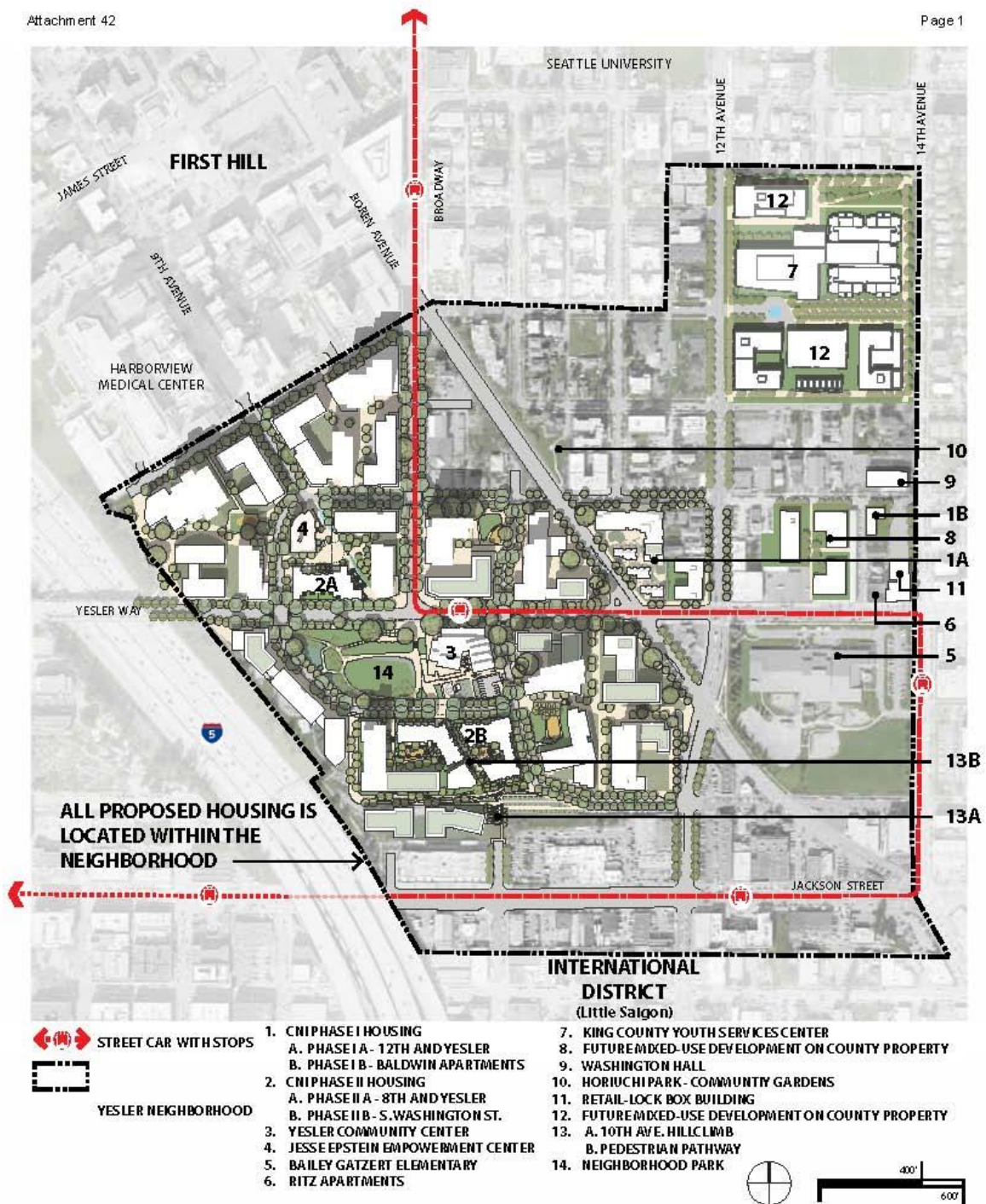


Appendix A



PHASE I PHASE II





Appendix B – Housing Production

Status of Existing Public Housing Units

All 561 existing units of housing at Yesler Terrace that are affordable to households of extremely low-income will eventually be replaced through the course of redevelopment. Seattle Housing Authority will maintain at least 281 units of public housing on the site and available at all times during the project.

Below is a table accounting for the status of the existing public housing units at the end of 2012. The vacant units include 46 units designated for demolition in Phase 1. These 46 units were not occupied by public housing residents, but were leased to a non-profit organization for their transitional housing program. This program has been relocated and the units will be demolished in 2013 to create 103 new units in the 1105 East Fir development. Please note four distressed units have been taken out of service and are not habitable. In 2012, three households were evicted for failure to pay rent. Two evictions occurred in the third quarter and one in the fourth quarter of 2012.

Table 1. Status of Existing Public Housing Units

Public Housing Units	2012
Units in service	468
Vacant*	89
Taken out of service	4
Total	561

*Includes 46 units designated for demolition in 2013

Annual Housing Production Targets

In 2012, Seattle Housing completed the final design and permitting for the Baldwin Apartments and 1105 E Fir buildings. These two buildings will begin construction in the second quarter of 2013.

Please note that the Baldwin Apartments and 1105 E Fir buildings are located outside of the Master Planned Community – Yesler Terrace zone as established in Exhibit A to the DPD Yesler Agreement Ordinance. The 2A and 2B Buildings and workforce/ market-rate building developed by Spectrum Development Solutions are currently in the design phase.

Table 2. Current Development Status of Housing

			Number of New Units in Development or In Service			Total Units
Building	Block	Type	Architecture & Engineering	Construction	In-Service	
Baldwin Apartments	10	Replacement	15			15
		60% AMI *				
1105 E Fir	9	Replacement	83			103
		60% AMI	20			
2A Building	2	Replacement	50			77
		60% AMI	27			
2B Building	6	Replacement	58			97
		60% AMI	39			
12th & Yesler Housing	4	80% AMI	24			120
		Market Rate	96			
Total Units			412			412

* These units will be available to households earning up to 60% of the Area Median Income (AMI).

Seattle Housing Authority will develop 292 units by 2016 that includes a variety of affordability types. Spectrum Development Solutions will create 120 new units, 24 of which will be available to households with incomes up to 80% of the Area Median Income.

Table 3. Proposed Annual Production Targets

Unit Type	Affordability	Proposed Date of Completion				Total Units
		Phase I		Phase II		
		2013	2014	2015	2016	
Project-Based Housing Choice Voucher Unit	0-30% MI		98	50	58	206
Affordable Rental Housing	60% MI		20	27	39	86
Affordable Rental Housing	80% MI			24		24
Market Rate Rental	Above 80% MI			96		96
Total new units to be available for lease-up			118	197	97	412

MI = Median Income

Seattle Housing Authority will deliver housing units that meet the needs of different household sizes. Table 4 shows the unit types to be created in Phase 1.

Table 4. Projected New Housing Units by Bedroom and Affordability for Phase 1

Building	New Units								Total Units
	1		2		3		4		
	R	60%	R	60%	R	60%	R	60%	
Bedroom Sizes									
Affordability									
Baldwin Apartments	15								15
1105 E Fir	39	14	35	2	5	2	4	2	103
Total Units	54	14	35	2	5	2	4	2	118

R = Replacement Housing

Seattle Housing Authority will work closely with the Master Development Partner and other development partners to create a mixed-income community throughout the site. Table 5 highlights the location of replacement housing to be created in Phase 1 and 2 by block number.

Table 5. Projected New Replacement Housing Units by Block for Phase 1 & 2

Building	Block Number										
	1	2	3	4	5A	5B	6	7	8	9	10
Baldwin Apartments											15
1105 E Fir										83	
2A Building		77									
2B Building							97				
Total Units by Block	0	77	0	0	0	0	97	0	0	83	15

* Per the Cooperative Agreement, no more than 140 of the Replacement Housing units shall be located east of Boren Avenue (Block 9 and 10).

The remaining Replacement Housing shall be distributed with a minimum of 50 Replacement Housing units located in at least 5 of the 8 blocks of the MPC-YT Zone

Map of Yesler Terrace by Block Number.

