

2013



2013 ANNUAL IMPLEMENTATION REPORT FOR THE YESLER TERRACE REDEVELOPMENT PROJECT

This report documents the activities and milestones accomplished in 2013 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.

Executive Summary

In 2006, Seattle Housing Authority (SHA) embarked on a planning process to replace Yesler Terrace's aging public housing buildings with a new mixed-income community where people from a cross-spectrum of society can come together to enjoy cultural diversity and 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 U.S. Dept. of Housing and Urban Development granted \$19.7 million from its Choice Neighborhoods Initiative to SHA. 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 SHA commits up to \$10.92 million of City funding to the development of housing and parks.

The commitment of funding for the redevelopment and the extensive planning allowed SHA to move forward in 2013 with design, construction, and implementation of key activities all geared towards 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 2013 to reach future housing production targets, meet education and economic opportunity goals, and provide new neighborhood services and amenities. Highlights of major accomplishments include the following:

- During the summer 2013, over 140 Yesler children and youth participated in academic enrichment activities led by ten organizations.
- Fifty Yesler and adjacent neighborhood 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 101 Yesler youth during 2013.
- In 2013, 121 residents participated in Case Management services provided by SHA Economic Opportunities Specialists.
- Twenty-nine Yesler residents obtained employment with the assistance of SHA Economic Opportunities Specialists.
- In September 2013 with the beginning of the new school year, Neighborcare Health opened the new Bailey Gatzert School-Based Health Center offering physical and mental health care for the students. Any student enrolled at Bailey Gatzert Elementary can be seen by the Neighborcare providers by having a parent or guardian complete and sign the registration forms. Services include evaluation and treatment of common health problems; well-child check-ups and

physicals; preventive health care; oral health services; immunizations; individual and group therapy; family coordination to establish health care home; insurance eligibility and enrollment assistance; crisis intervention; community and school-based referrals; and health promotion and health education. In addition, services address depression, stress, relationships, grief and loss, trauma recovery, problem solving, and goal setting, among others.

- After receiving 18-months' advance notice to move in July 2012, nearly 95 percent of the 135 households in Phase II moved before the end of the year 2013. Everyone whose first preference was to stay on-site at Yesler Terrace was accommodated, and no evictions or legal proceedings were initiated due to relocation.
- Construction of 103 new affordable apartments at 1105 East Fir began.
- The renovation of the Baldwin Apartments began, which includes 15 one-bedroom apartments.
- The adaptive reuse/renovation of the Yesler Steam Plant into the Epstein Opportunity Center began.
- Community members provided valuable input on the design of the 83-apartment building to be located at 820 Yesler Way.
- Community members participated in several meetings with the artist hired for the 10th Avenue S. Hillclimb to provide input on the permanent glass mosaics to be installed all along the Hillclimb.
- The new Community Workforce Agreement to provide opportunities for minority and women-owned businesses and provide jobs for low-income construction laborers was initiated in the Steam Plant and Baldwin Apartment rehabilitations.
- The City of Seattle completed First Hill Streetcar tracks and pedestrian and bicycle improvements along Yesler Way and Broadway.
- Preliminary plat was approved by Hearing Examiner.
- Little Saigon Landmark Project feasibility study was initiated to examine the potential for developing a mixed-use building that includes housing, a southeast Asian style night market, restaurant, cultural center, and other program elements with the Friends of Little Saigon.

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.*

Investing in People, Neighborhood, and Housing

Throughout the planning process for the Yesler Terrace Redevelopment, SHA 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 the 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 2013 and the commitment to the Guiding Principles for the Yesler Terrace Redevelopment. A map of the Yesler Terrace Redevelopment Area and plans for Phase I and II 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.

People

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

- In support of community partnerships, SHA 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 the summer 2013, over 140 Yesler children and youth participated in academic enrichment activities led by ten organizations.
- The Data Analyst for Seattle University continues to work 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.
- In the late fall 2013, the Gates Foundation awarded SHA \$30,000 to support half of the salary and benefits costs of the Data Analyst for Seattle University in 2014. Progress has been made in the composition of a partner data sharing agreement for use with each partner and the Efforts to Outcomes database. This agreement will allow each organization to share data within the database per each family's permission in order to track the student's educational progress.
- Yesler youth in elementary grades have increased their academic performance on the math state standardized test, especially for third, fourth, and seventh graders from passing rate of 39 percent in 2011-2012 to 54 percent in 2012-2013 for third graders, from 43 percent in 2011-2012 to 53 percent in 2012-2013 for fourth graders; and from 33 percent in 2011-2012 to 48 percent in 2012-2013 for seventh graders. Reading scores also increased for seventh graders from 39 percent in 2011-2012 to 65 percent in 2012-2013. Average school attendance rates also increased during the 2012-2013 school year.
- Fifty Yesler and adjacent neighborhood 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 101 Yesler youth during 2013.
- The Yesler Education Engagement Specialist developed education plans for 50 Yesler youth in collaboration with their guardians/parents. The Specialist has been working with students to connect them to services that support them in attaining their goals; she also works closely with all the Choice partners in areas of tutoring, after school educational enrichment programs and story time for young children with the Seattle Library. Story time started this past summer at the Parks Center once a week. About 20 pre-school children attend weekly along with several parents.
- The partnership with Neighborcare Health was formed in order to enroll Yesler adults in expanded Medicaid program under the Affordable Care Act.
- Neighborcare Health received Seattle Family and Education Levy funding to open a school-based health clinic at Bailey Gatzert Elementary School. The clinic opened in the fall 2013.

- SHA started the rehabilitation of the Yesler Steam Plant into the Epstein Opportunity Center. By mid-2014, the Steam Plant will house Neighborhood House's Head Start program, Catholic Community Service's Youth Tutoring program, SHA's Economic Opportunity Office, and community meeting spaces.



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

- In 2013, 121 residents participated in Case Management services provided by the SHA Economic Opportunities Specialists.
- Twenty-nine Yesler residents obtained employment with the assistance of SHA Economic Opportunities Specialists.
- There were 37 Section 3 employment placements for the Yesler Terrace construction sites.
- A job hiring event for Yesler residents was held in May 2013, in partnership with Seattle University, resulting in two hires of Yesler residents by Seattle University. In August 2013, Harborview Medical Center interviewed eight residents for employment opportunities.
- JP Morgan Chase Foundation awarded SHA a \$60,000 grant to contract with the Seattle University Innovation and Entrepreneurship Center to conduct an economic development study for the early phases of the Yesler Terrace redevelopment and to provide technical assistance to existing Yesler resident-owned businesses. Project implementation will be in 2014.

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 becomes available.

- SHA completed the Yesler Terrace Redevelopment Relocation Plan that focuses on the first group of households required to relocate in order to build new replacement housing, complete necessary street and infrastructure work, and prepare for the new neighborhood park. Components of the relocation plan were reviewed by the CRC, Yesler Terrace Community Council and the SHABoard of Commissioners. SHA staff also briefed City of Seattle Councilmembers and City staff on the Relocation Plan.
- All 135 households who received 18-month advance notice were relocated to other housing before demolition was scheduled to begin and are stably housed.
- SHA provided the following relocation services:
 - Information provided in the residents' primary language with either written interpretation or the assistance of a professional interpreter.
 - Personalized one-on-one counseling to determine relocation preferences.
 - For families with school-age children: One or more offers of comparable housing during

summer when school was not in session. Also, assistance with transportation arrangements was coordinated through the Seattle School District to allow students to continue attending their original school, if requested.

- Moving, packing and unpacking assistance provided free of charge.
 - Additional social services support for households who needed extra help with the process of moving.
 - Transportation assistance for residents to view housing options or leasing appointments.
 - Housing search assistance and leasing support was provided for residents who relocated using vouchers.
 - Financial assistance to reimburse for reasonable moving-related expenses, including transfer charges and any increase in deposits.
- In 2013, 46 households relocated into a vacant unit within Yesler Terrace, and every eligible household who expressed a preference to stay on site was able to do so. Nearly half of the 78 households who relocated off-site chose housing within 2.5 miles of Yesler Terrace, while five relocated to counties surrounding Seattle, and two moved out of state. Thirty households relocated with a Housing Choice Voucher.
 - In 2013, SHA property management staff hosted seven community meetings and a total of 361 counseling sessions with residents regarding relocation. Meetings were held in language-based groups, with interpretation in more than nine different languages.
 - 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.

- Horiuchi Park P-Patch established a volunteer committee of Fir Hill residents, including Yesler Terrace to continue Horiuchi Park P-Patch planning. Once the P-Patch completes the permitting process, Horiuchi Park P-Patch is planned for completion in spring 2014 and will be a space for residents to garden, interact, and promote positive relationships among neighbors.
- In 2013, information booths at community festivals and door-to-door business outreach were conducted to gather additional input on the design of the 10th Avenue S. Hillclimb. Additionally, an artist hired to create glass mosaics for the Hillclimb met with community members to gather artistic inspiration for the design. This direct pedestrian



Photo provided by Rayshawn Blackwell

route between First Hill, Yesler Terrace, and Little Saigon is expected to improve interactions and connections between adjacent neighborhoods.

- In 2013, utility relocation and tracks were laid for the First Hill Streetcar. Major pedestrian and bicycle improvements were also made along the major intersection of Yesler Way and Broadway. 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 Nebiyou Abunie.*

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

- The 10th Avenue S. Hillclimb and Horiuchi Park P-Patch both include designs with ramps and entryways that are accessible per the Americans with Disabilities Act (ADA). Design work started on a pedestrian walkway through the block east of the Epstein Opportunity Center from Yesler Way to 9th Avenue. In the future, this pathway will lead to the 10th Avenue S. Hillclimb, maintaining views of Mount Rainier through the neighborhood and an accessible direct pedestrian path through the larger neighborhood.

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

- The City of Seattle Office of Sustainability and the Environment and selected consultant, Corix, completed the initial screening process of potential district energy options in 2013. Additional studies are required to determine the feasibility of district energy options.
- The new replacement housing buildings at 820 Yesler Way, 1105 E Fir Apartments, 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 Apartments 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 Epstein Opportunity Center, formerly the Yesler Steam Plant, 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.

- SHA 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 launched in 2013 and is continuing through 2014.