

2014



2014 Annual Implementation Report

Yesler Terrace Redevelopment Project

This report documents the activities and milestones accomplished in 2014 to achieve housing production goals, enhance educational, health, and employment opportunities for people, and build amenities that foster a healthy and active neighborhood for Yesler Terrace.

Executive Summary

The Seattle Housing Authority is replacing Yesler Terrace's aging public housing buildings and developing a dynamic, welcoming, mixed-income community with convenient connections to nearby services, jobs, and amenities in partnership with U.S. Department of Housing and Urban Development (HUD), the City of Seattle, and numerous private and non-profit partners.. The redeveloped Yesler Terrace will preserve the vibrant, diverse qualities of the existing neighborhood while also providing a safe, healthy and sustainable community, incorporating green design practices, enhanced transportation alternatives (including a streetcar) and economic opportunity for current and future residents.

The planning for Yesler Terrace formally began in 2006 with the creation of the Guiding Principles, developed by the Yesler Terrace Citizen Review Committee and adopted by the Seattle Housing Authority Board of Commissioners. The Guiding Principles established the core values of social equity, one-for-one replacement housing, environmental stewardship and sustainability, and economic opportunity that still guide the redevelopment process today. 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. 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, one important element of the legislative package,

committed up to \$10.92 million of City funding to the development of housing and parks. Since 2012, the City has committed an additional \$3.5 million to support upgrade and expansion of the sewer system at Yesler and construction of the 10th Avenue Hillclimb that connects Yesler Terrace to the Little Saigon neighborhood.

The commitment of funding for the redevelopment and the extensive planning completed allowed Seattle Housing Authority to move forward these last few years with design, construction, and implementation of key activities to move forward with building a new Yesler Terrace that is healthy, livable, affordable, viable, and green in all facets of development.



Aerial photo of the construction of Kebero Court as of October 1, 2014

This report documents the extensive work completed in 2014 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 adaptive reuse of the historic Yesler Steam Plant into the Epstein Opportunity Center -home to early learning, youth tutoring, and economic opportunities programs.
- Approval of the final plat of Yesler Terrace by Seattle City Council.
- Completion of the Baldwin Apartments renovation. Yesler residents in various stages of relocation selected to move into the 15 one-bedroom apartments.
- Construction progress on:
 - 10th Ave S Hillclimb, Sewer backbone, and Horiuchi Park P-Patch
 - 103 new affordable apartments at Kebero Court (1105 East Fir St)
 - 83 new affordable apartments at Raven Terrace (820 Yesler Way)
 - 120 affordable and market rate apartments at Anthem on 12th Apartments (by Spectrum Development Solutions).
- Successful relocation in 2013 and 2014 of all 135 households in Phase II. In 2014, an additional 110 households in Phase III received 18-months advance notice to relocate.
- Placement of 25 people in jobs with an average hourly wage of \$11.80. 57% of those placements included benefits.
- In partnership with Seattle Colleges, created and offered an industrial sewing class at the Epstein Opportunity Center. 18 women completed the course in 2014.
- Hiring of four Community Health Workers by Neighborcare Health, all of whom are Yesler Terrace residents, to engage other residents in discussions about health-related topics and connect them to medical resources and support systems.
- Participation by more than 143 Yesler children and youth in summer academic and enrichment activities led by various organizations.
- Participation by 52 Yesler families 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.

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. 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 2014 and the commitment to the Guiding Principles for the Yesler Terrace Redevelopment. A map of the Yesler Terrace Redevelopment Area and a highlight of redevelopment plans are provided in Appendix A. Please refer to Appendix B for a summary of the status of housing production targets through year 2016.

PEOPLE

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

- In support of community partnerships, Seattle Housing Authority continues to execute three Choice Neighborhoods grant funded contracts with Seattle University, Neighborhood House and College Success Foundation to provide educational services to Yesler youth.
- During summer 2014, over 143 Yesler children and youth participated in academic and enrichment activities led by several organizations. Continuation of data analysis to support Bailey Gatzert Elementary School leadership to identify student needs and match children to interventions, such as expanded learning opportunities.
- Seattle University conducted the annual education data analysis of 2013-14 aggregate school data in order to determine the extent to which Yesler students achieved the targeted performance metrics established for the Choice Neighborhoods program until 2019. Almost every grade span of Yesler children and youth have improved in reading and math scores as compared to the 2010-11



Yesler Terrace youth creating art for the construction fences

baseline. Only half of the grade spans of Yesler students are on track to meet the 2019 target goals that we have set for the Education component. Finally, we know that more Yesler elementary youth are choosing to attend Bailey Gatzert Elementary School. SHA continues to work with Seattle University, as the lead partner for the Choice Neighborhoods Education Initiative at Yesler to address the education needs of youth. Neighborhood House completed parent-child-home visits with 52 families in 2014.

- Through a contract with the Center for the Study of Social Policy, HUD recently published a promising practice guide about the education work in the Yesler neighborhood under the Choice Neighborhoods Initiative. “This guide highlights how the Seattle Housing Authority and the Seattle Choice Neighborhoods grant team prioritized educational improvements in the neighborhood. Seattle’s story serves as a promising example of how multiple partners can mobilize to both improve the range and quality of educational opportunities available to students in their community and use education improvements as a cornerstone of broader community revitalization.” On September 24th, the Director of the Center, and representatives from HUD, SHA, and Seattle University presented a webinar about our education work in the Yesler neighborhood. One hundred people from around the country listened to the webinar. A copy of the promising practice guide and archived webinar can be found at:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/cn/technicalassistance/ppg
- College Success Foundation provided academic mentoring and college preparation services to 126 Yesler youth.
- Our major health partner Neighborcare Health has hired four Community Health Workers, all of which are Yesler Terrace Residents. The Community Health Workers are working hard to engage residents in discussions about health-related topics.
- The rehabilitation of the Yesler Steam Plant into the Epstein Opportunity (EO) Center is complete. The EO Center is housing Neighborhood House's Head Start and Early Childhood Education and Assistance Program (ECEAP) programs; Catholic Community Service's Youth Tutoring program; Seattle Housing's Economic Opportunity Office, and community meeting spaces.



Graduates of the Industrial Sewing Class

Gathering resident input to improve economic, cultural and social opportunities in Yesler Terrace and adjacent neighborhoods.

- During the beginning of 2014, one of the SHA staff from the Economic Opportunities (EO) Program gathered a group of East African residents at Yesler Terrace to come together with other fellow African community members interested in African handcrafts. The group convened to

explore whether there was interest in learning and producing African handicrafts for sale. At the meetings, the group expressed strong interest in sewing classes at Yesler. SHA in partnership with Seattle Colleges came together to respond to the community needs. As a result, SHA was able to offer Industrial Sewing vocational skills training and ESL screening to female residents of the Seattle Housing Authority. The purpose of this project is to teach female residents skills and provide a certificate of completion for the course that can be used to obtain employment with potential employers in a related field. 18 women completed the Industrial Sewing Class.

- In addition, Neighborcare just completed the 2014 Yesler Needs Assessment. There was a question on the survey which asked residents if they wanted to receive a visit from one of the Community Health Workers. Approximately 120 Yesler residents indicated they wanted a visit from one of the Community Health Workers. 301 Yesler residents responded to the questionnaire. Following are a few of the findings:
 - The percentage of respondents who reported “Excellent” to describe their health increased from 9.6% (2012) to 13% (2014), those reporting “Good” decreased from 36% (2012) to 30% (2014), those reporting “Fair” increased from 34.3%(2012) to 38% (2014), and those reporting “Poor” decreased from 19.3%(2012) to 18%(2014).
 - The top five chronic illnesses reported in 2012 (from highest to lowest) were High Blood Pressure, High Cholesterol, Arthritis, Diabetes and Asthma and this remained the same in 2014. This report presents a breakdown of chronic illness by language spoken and some differences in disease burden can be observed. Vietnamese speaking residents were the highest reporters of heart disease, high blood pressure, high cholesterol, arthritis, blindness/vision problems, deafness/hearing problems and Alzheimer’s/dementia or memory impairment. English speaking residents were the highest reporters (66.7%) of cancer and obesity (70.6%). Those reporting asthma as a chronic illness was similar across Vietnamese, English, and “Other” speaking residents.

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

- SHA partnered with the Workforce Development Council to provide employment services to residents of Yesler Terrace. During 2014, there were 25 job placements made with an average hourly wage of \$11.80. 57% of those placements included a benefit package.
- 122 Yesler residents received case management and job placement assistance services from SHA Economic Opportunities Specialists.
- A Pathways to Employment career event was held during the month of May 2014 onsite at the new Epstein Opportunity Center in Yesler. Neighborhood partner employers were invited to attend, including



Yesler Terrace Youth in the Summer Internship program on a tour of Lake City Court

Swedish and Harborview medical centers, Seattle Central Community College, and Seattle University. The employers conducted 20 onsite job interviews with residents. In addition, the employers provided a workshop on filling out online applications for their respective companies. After the workshop, those residents that needed help received assistance from the SHA Economic Opportunities program, as well as the Human Resources staff from the respective employers on how to complete the online job application.

- Five Yesler Terrace youth participated in the annual Summer Youth Engagement Program, a paid internship program that pairs youth with employers connected to Yesler Terrace redevelopment. Seattle Housing's Section 3 Employment Coordinator presented program opportunities at several meetings attended by Yesler Terrace residents.
- Construction resulted in 111 Section 3 individuals placed on these Yesler projects to date, with 68 of the 111 placed in 2014. The apprenticeship participation rate for Section 3 apprentices is also noteworthy as their total hours represented 6% of the total workforce hours achieved to date. There were seven contracts at various stages of construction at Yesler in 2014, totaling more than \$84 million combined. These seven contracts include the construction of Anthem on 12th by Spectrum Development Solutions, who agreed to achieve SHA's social equity goals for Section 3 employment, training, and WMBE utilization in the Purchase and Sale Agreement.
 - SHA's goal for WMBE utilization for its Yesler Redevelopment is 14% and while each contractor reflected different commitment levels for their WMBE participation rates, when combined and calculated against the total awarded amount of \$84M, the commitment for these seven contracts was more than 14% or more than \$15.7M. With only three projects completed by the end of the year, the contractors' actual participation rates are generally exceeding their commitment amounts, with a total WMBE utilization percentage of 16%.
 - The contractors' Section 3 business participation rates also exceed their initial commitment amounts by 1%, committing 11% and achieving 12% or \$10.3M.

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

On July 2, 2012, all 493 households currently residing in Yesler Terrace received a certificate guaranteeing their "Return Rights" when an appropriate replacement housing unit is available. Relocation services began for residents facing displacement due to redevelopment.

- The Phase 3 relocation began in January 2014. A total of 111 households were affected, as described in the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle. A total of 119 units were affected, including six offices, three previously vacant units and one unit which was occupied by two subsequent households.

- 106 households received their 18-month advance notice of demolition in January, while an additional 5 households received their notice in October.
- Seattle Housing Authority provided the following relocation services for relocating residents in Phase 3:
 - Information provided in the residents' primary language with either written interpretation or through the assistance of a professional interpreter.
 - Personalized one-on-one counseling.
 - For families with school children, two summer options to move when school was not in session and transportation assistance back to the students' original school, plus transportation funds to attend the Youth Tutoring Program at Yesler Terrace.
 - 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 relocate using Vouchers.
 - Financial assistance to reimburse for reasonable moving-related expenses, including transfer charges and any increase in deposits.
- During 2014, 51 households in Phase 3 chose to relocate off-site, while three households chose to stay on-site by moving into vacant units within the original Yesler Terrace footprint.
- Of those 51 households who relocated in Phase 3, 16 households utilized a Section 8 Housing Choice Voucher, of which two relocated completely outside of the Seattle area (Florida and Texas.) Another 9 households relocated directly to the first Replacement Housing at Yesler Terrace at the Baldwin Apartments.
- The first three residents who previously relocated away from Yesler Terrace made use of their "Right to Return" at the Baldwin Apartments in 2014. In addition, three current residents of Yesler Terrace moved directly into the Baldwin to make use of accessibility features not present in their old Yesler Terrace units, before their homes were affected by redevelopment.
- In 2014, SHA staff hosted four community meetings and a total of 187 counseling sessions with residents regarding relocation, with interpretation in seven different languages.
- Seattle Housing Authority will continue to plan for relocating families, demolishing old public housing units, and completing the production of replacement housing in phases in order to minimize disruption to current residents.

NEIGHBORHOOD

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

- Construction started on Horiuchi Park P-Patch in 2014. The Seattle P-Patch Program coordinated volunteer work parties at Horiuchi Park P-Patch. First Hill, Yesler Terrace, Squire Park, and Spruce Park neighbors gathered to complete the finishing touches at Horiuchi, such as laying top soil, painting the tool shed, and outlining the individual plots. Horiuchi Park P-Patch is planned for completion in early 2015 and will be a space for residents to garden, interact, and promote positive relationships among neighbors.
- Design and permitting of the 10th Ave S Hillclimb was complete in 2014. The hillside was stabilized in 2014 to prepare for construction of the staircase, ramps, and plaza of the 10th Ave S Hillclimb in 2015.
- Over a dozen meetings with community members led to the development of a design concept for 24 mosaic medallions to be installed at the future 10th Ave S Hillclimb. Approximately 30 community members participated in five different workshops to create glass mosaic pieces that will be permanently installed in the Hillclimb.
- In 2013, Seattle Housing Authority received a Public Safety Enhancement Grant through the U.S. Department of Housing and Urban Development and Department of Justice to develop a technical assistance plan to examine and enhance safety in the neighborhood. In 2014, Seattle University was selected to conduct research and prepare the public safety technical plan. They conducted several community meetings and focus groups and expect to finalize the plan in 2015.
- The City of Seattle installed tracks, bicycle lanes, and pedestrian improvements at Yesler Terrace for the First Hill Streetcar, planned for completion in 2015.
- Carolyn Law, consultant and artist, was hired to develop an Arts Master Plan for Yesler Terrace that would establish the framework for permanent public art works and creative activities for the neighborhood. She engaged Yesler Terrace residents and surrounding art institutions and community members in the development of the plan.
- The City of Seattle, with support from Seattle Housing, gathered input on the design of the neighborhood park from Yesler Terrace residents and the broader community. In addition, two Yesler Terrace residents participated in the selection committee of the artist for the new neighborhood park.
- Washington Hall continued their capital campaign and the development of the schematic design to renovate the historic performing arts and community gathering space.



Horiuchi Park P-Patch under construction

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

- All new apartments developed by Seattle Housing Authority will be visitable by a person in a wheelchair.
- 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 Ave. In the future this pathway will lead to the 10th Ave S Hillclimb, maintaining views of Mount Rainier through the neighborhood and an accessible direct pedestrian path through the larger neighborhood. Non-recyclable

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

The foundations of Environmental Stewardship and Sustainability are the location of the redevelopment next to the downtown core and major institutions, its density, and access to alternative transportation. A recent study by the US Department of Housing and Urban Development concluded that:

- housing location and type (density) have a major impact on household energy consumption;
- households residing in multifamily homes located near public transit consume substantially less energy than households in low-density, auto-dependent developments; and
- while energy-efficient features in homes and cars are effective in reducing energy use, they are not as significant as housing location and type.

Yesler Terrace is located immediately adjacent to downtown Seattle, the largest employment center in the region, as well as First Hill, another major employment center, and the First Hill streetcar will link the neighborhood to other employment centers such as the University District. All the housing will be high-density multi-family. With a population density at full build out of approximately 100,000 persons per square mile, Yesler Terrace will be twice as dense as the current densest neighborhoods in Seattle (Belltown and Capitol Hill). Residents will be able to walk, bike, or take public transit to the vast majority of jobs in Seattle. Taken together, the location, density, and access to alternative transportation will result in significant reductions in greenhouse gas emissions compared to any alternative development scenario.

SHA has made significant strides in water and energy consumption, including renewable energy production, with our HOPE VI redevelopments over the past 19 years. Our last HOPE VI project, in Lake City, took advantage of funding under the American Recovery and Reinvestment Act to demonstrate that both photovoltaic and solar hot water systems are viable in this climate.

Redevelopment of Yesler Terrace will continue this progress and will introduce new approaches to water and energy conservation.

For example, our recent projects have reduced per-capita water consumption to about half the national average, through a combination of low-flow fixtures and individual unit sub metering combined with a financial incentive/penalty approach to encourage conservation. Our next building at Yesler will take this a step further by incorporating a rainwater-harvesting system that is designed to capture approximately 85% of rainwater falling on the roof, for use within the building, resulting in a further reduction of about 12% in consumption of municipal water.

In addition to LED lighting and building envelopes that are highly efficient, all our new buildings at Yesler are designed and constructed with individual Energy-Recovery Ventilation in each dwelling unit. This system captures about half the waste energy that would otherwise be exhausted by the unit's whole-house ventilation fan, resulting in the reduction of the overall energy use for space heating. These systems have the added advantage that the incoming air is filtered, improving indoor air quality, an important element of our Breathe-Easy program further described on page 12.

Our next building and those which follow will also include a proven solar system to pre-heat domestic hot water; this system will reduce the energy needed for domestic hot water by about half on an annual basis. Finally, we expect that the economics of photovoltaic systems will be such that all our buildings going forward will include photovoltaic panels over as much of the roof as is possible, potentially supplying all or most of the common-area energy needs of each building. One of our overall goals is to capture as much of the water and energy falling on the roofs of our buildings as is feasible. By demonstrating the feasibility of these systems we hope to convince private development at Yesler Terrace to follow a similar path.

In addition to supporting environmental sustainable building design, Seattle Housing is also considering residents' access to green space through parks and community gardens. The Yesler Terrace Master Plan incorporates a green street loop that circles the neighborhood and includes eight adult exercise stations and several resting points. The first exercise station will be installed next to Raven Terrace as the building nears completion in 2015. We plan on building a minimum of one acre of community gardens at Yesler Terrace, with the first gardens to be located at Horiuchi Park P-Patch, the 10th Ave S Hillclimb, and adjacent to Hoa Mai Gardens.

In 2015, Seattle Housing will be launching the Green Healthy Living Initiative to foster a culture where Yesler neighbors across housing types, incomes, and backgrounds are actively engaged in stewardship of their community's environment and health. Seattle Housing and partners will provide the initial building blocks of education, resources, and tools for neighbors to determine their priorities, the structure of which they wish to operate, and the activities to promote environmental and health stewardship.

- The new replacement housing buildings at Kebero Court, Raven Terrace, Hoa Mai Gardens and Baldwin Apartments are designed to meet the Enterprise Green Communities Program. Kebero Court will also meet Evergreen Sustainable Development Standards. Anthem on 12th, developed by Spectrum Development Solutions is targeting LEED Silver certification.
- In 2014, Seattle Housing studied various energy and water efficient design features that could be incorporated into the design of Hoa Mai Gardens to start construction in 2015. The 111-unit building will include a rainwater-harvesting system and a proven solar system to pre-heat domestic hot water.
- SHA is developing the Yesler Terrace Breathe Easy Plus Program to improve respiratory health through building design and resident engagement. Beginning with Kebero Court, we are incorporating features to such as the energy recovery ventilation system to filter incoming air inside each individual apartment, using formaldehyde free and low off-gassing paint and cabinetry, and offering homes with no carpet. We are partnering with Neighborcare Health and the American Lung Association to develop resident engagement and education on how their behaviors can protect their household from allergens, toxins, and pests. Program participants will also receive free resources such as green clean toolkits, steam cleaning of their sofas, and walk-off mats.
- The Epstein Opportunity Center, formerly the Yesler Steam Plant, also includes a heat-recovery ventilation system to improve the energy efficiency of the building and support building users who may have respiratory issues.
- The infrastructure work, which started construction in 2014 in the southwest sector of the site, preserved 40 trees. Seattle Housing Authority will be planting an additional 45 trees.
- 19 pallets or approximately 900 square feet of cobble stones were preserved from the demolition of the Community Center owned by Seattle Housing Authority. The cobble stones were used to pave the exterior courtyard of the building and will be reused on site, most likely at the future neighborhood park,
- A total of 6,380 tons (approximately 70%) of waste were diverted from the landfill in 2014 during the construction of Raven Terrace and infrastructure work in the southwest sector of the site.

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 launched in 2013 and was complete in 2014. From the results of the study, the Friends of Little Saigon selected a site in Little Saigon for further study.
- Seattle Housing Authority received \$60,000 from JPMorgan Chase Foundation and engaged the Seattle University (SU) Albers Innovation & Entrepreneurship Center (SU IEC) to conduct an economic development project to support the current Yesler Terrace neighborhood revitalization initiative.
 - This SU/SHA project's short-term objective was to support the Yesler Terrace resident-owned businesses to grow and thrive during the early stages of the SHA redevelopment

(Phase I) and to assist the SHA in finding and supporting businesses to thrive in the newly developed commercial retail space (Phase II).

- The project's longer-term objective was to create a sustainable model for how Seattle University can successfully partner with local and state organizations to catalyze the economic growth and development of its neighborhood.
- The team conducted secondary and primary research among Yesler Terrace resident business owners during the summer of 2014, followed by technical assistance in October and November 2014. The affordable retail analysis took place during fall of 2014. The full completed report is available upon request.

HOUSING

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

- Seattle Housing completed the renovation of the first replacement housing at Yesler Terrace. 15 original Yesler Terrace residents relocated into the 15 one-bedroom apartments at the Baldwin Apartments in the Summer of 2014.
- Construction continued in 2014 of the 103 units at Kebero Court (1105 E Fir St). At the end of 2014, the framing and siding were complete of the six-story apartment building and nine townhomes.
- Raven Terrace, which includes 83 units, began construction in 2014. At the end of the year, framing of the building was underway.
- Design development of 111 apartments at Hoa Mai Gardens (221 10th Ave S) is currently underway.
- Spectrum Development Solutions began construction of Anthem on 12th Apartments which include 120 units, 30 of which are available to households with incomes up to 80% of the Area Median Income”.
- Please see Table 1 on page 14 to review the projected housing targets. Additional information on housing development planned between 2014 and 2016 is available in Appendix B.



Yesler Terrace resident in front of her new home at the Baldwin Apartments

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

Property	Estimated Completion	Affordability Level	# of Units	Total Units
Baldwin Apartments	Q4 2014	Replacement Housing ¹	15	15
Kebero Court	Q2 2015	Replacement Housing ¹ Up to 60% AMI	83 20	103
Anthem on 12 th	Q2 2015	Up to 80% AMI Market-Rate	30 90	120
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.

- Of the 118 units to be created at the Baldwin Apartments and Kebero Court, 15 units will be designed as 100% UFAS Type A Units to accommodate those with disabilities.
- Seattle Housing signed a purchase and sale agreement with Vulcan Real Estate, for three parcels along Yesler Way for the mixed-use development including market-rate and workforce housing.

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

- In 2014, Seattle Housing conducted the following outreach to engage residents in the housing design and provide valuable input:
 - The design teams for the Raven Terrace and Hoa Mai Gardens buildings sought community input at Yesler Terrace Community Council meetings.
 - Two Housing Subcommittee Meetings with Citizen Review Committee members were held in 2014. Architectural floor plans of Hoa Mai Gardens were reviewed and discussed.
 - In Fall 2014, two Yesler Terrace residents participated in the selection process of the design and engineering team for Seattle Housing's next building at 888 Fir Street.
 - An update on the design and construction of housing and infrastructure at Yesler Terrace was provided at each monthly Yesler Terrace Community Council meeting.



Yesler Terrace children creating art for the construction fences

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

- Seattle Housing receives 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 16 for more detail on the committed funding sources received to date.

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 2014, Seattle Housing and project partners briefed and sought community input at the meetings listed below regarding Yesler Terrace redevelopment efforts. Seattle Housing's web site also includes meeting minutes, reports, updated fact sheets, and a blog feature to keep the public informed of the latest information on Yesler Terrace redevelopment.

Citizen Review Committee

In 2014, the CRC met on the dates listed below to discuss redevelopment plans and gather input on the various project elements in design or in planning and implementation. These meetings are open to the public, materials are translated, and interpretation is provided in seven different languages.

- January 14, 2014 – People Sub-Committee (13 CRC Members, SHA staff, and guests attended)
- January 16, 2014 – Housing Sub-Committee (15 CRC Members, SHA staff, and guests attended)
- May 14, 2014 – (Approximately 43 CRC Members, SHA staff, and members of the public attended)
- September 10, 2014 – Housing Sub-Committee (13 CRC Members, SHA staff, and guests attended)
- September 24, 2014 – People Sub-Committee (13 CRC Members, SHA staff, and guests attended)
- September 30, 2014 – Neighborhood Sub-Committee (17 CRC Members, SHA staff, and guests attended)
- December 11, 2014 – (Approximately 68 CRC Members, SHA staff, and members of the public 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. Interpretation is provided in seven different languages.

- April 15, 2014
- May 20, 2014
- June 17, 2014
- August 19, 2014
- October 21, 2014
- November 25, 2014

Public Safety Planning Focus Groups:

Several focus groups were conducted with the community to gather input on the Public Safety Planning Process. Meetings included the following:

- November 13, 2014 (9 attendees) – Focus Group with teens;
- November 19, 2014 (11 attendees) – Focus Group with women;
- November 20, 2014 (5 attendees) – Focus Group with seniors; and,
- November 26, 2014 (15 attendees) – Focus Group with general population.

Horiuchi Park P-Patch Community Workshops

In 2014, the City of Seattle's P-Patch Program and community partners coordinated volunteer work parties to generate ideas, preferences, and priorities for developing the P-Patch at Horiuchi Park. If needed, interpretation was provided for Vietnamese and Oromo speaking attendees. The meetings were held on the following dates:

- May 28, 2014 (5 attendees)
- September 13, 2014 (11 attendees)
- September 15, 2014 (7 attendees)
- October 2, 2014 (5 attendees)
- October 18, 2014 (14 attendees)
- October 25, 2014 (11 attendees)



First Hill resident trimming a bush at Horiuchi Park P-Patch

Neighborhood Park

In 2014, The City of Seattle's Department of Parks and Recreation gathered community input from Yesler Terrace residents and the broader neighborhood on the design of the neighborhood park at Yesler Terrace. If needed, interpretation was provided in Chinese, Vietnamese, and Somali.

- March 22, 2014 – First Hill Improvement Association
- March 26, 2014 – Vietnamese TeaTime at Yesler Community Center

- April 9, 2014 – Story time at Yesler Community Center
- April 15, 2014 – Yesler Terrace Community Council
- April 24, 2014 – Public Meeting #1
- August 28, 2014 – Public Meeting #2

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, Cantonese, Vietnamese, Khmer, Amharic, Tigrinya, or Spanish. The meetings were held on the following dates:

- January 14, 2014 Resident Relocation Kick-Off meeting for Phase 3a (17 attendees)
- January 15, 2014 Resident Relocation Kick-Off meeting for Phase 3a (24 attendees)
- January 16, 2014 Resident Relocation Kick-Off meeting for Phase 3a (18 attendees)
- March 26, 2014- Relocation Update at Vietnamese Community Tea Time (39 attendees)
- March 29, 2014- Housing Choice Voucher information class (12 attendees)
- April 30, 2014- Relocation Update at Vietnamese Community Tea Time (32 attendees)
- July 30, 2014 - Relocation Assistance Meeting with Vietnamese Interpreter (13 attendees)
- July 30, 2014- Tour of Baldwin for Relocating Residents (10 attendees)
- August 20-21, 2014- Housing Choice Voucher information (8 attendees)
- October 23, 2014- Resident Relocation Kick-Off meeting for Phase 3b (11 attendees)
- September 25, 2014- Relocation Update at Vietnamese Community Tea Time (35 attendees)

Other Meetings

- Seattle City Council Transportation Committee Briefing – February 11, 2014
- Seattle City Council Committee of the Whole Briefing – June 14, 2014
- Briefing with service providers and other community stakeholders - January 10, 2014
- Site tour and briefing with Senator Patty Murray and U.S. Department of Housing and Urban Development Shaun Donovan – January 20, 2014
- Vietnamese Seniors Association – March 7, 2014
- 12th Avenue Stewards Group – March 11, 2014
- First Hill Town Hall Open House – March 22, 2014
- First Hill Improvement Association – September 10, 2014
- Site tour and briefing for Office of Management and Budget Examiner - August 21 - 22, 2014
- Vietnamese Tea Group – September 24, 2014
- January 23, 2014 (Yesler Arts Committee to review and comment on art concept for the 10th Ave S Hillclimb)



Yesler Terrace elder, his Chinese interpreter, and artist creating art for the 10th Ave S Hillclimb

- Seattle City Council Transportation Committee Briefing – September 23, 2014
- Seattle City Council Committee of the Whole Briefing – September 29 2014
- October 20, 2014 – First Hill Improvement Association
- October 29, 2014 (Yesler Arts Committee to discuss the development of the Arts Master Plan for Yesler Terrace)
- November 11, 2014 (Input on names for the new SHA developed apartment buildings)
- In Fall 2014, SHA completed the selection process for architecture firms to begin design on Seattle Housing’s next building. Two Yesler Terrace residents participated in the interview and selection process.

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

2013

- HUD Public safety enhancement grant - \$80,000
- JPMorgan Chase Foundation - \$60,000
- Gates Foundation - \$30,000
- Low Income Housing Tax Credit Equity - \$11,968,000

2014

- Low Income Housing Tax Credit Equity - \$11,250,000
- City of Seattle, Community Development Block Grant - \$500,000

- City of Seattle, Office of Housing – \$1,300,000
- City of Seattle, Department of Transportation– \$500,000
- City of Seattle, Public Utilities - \$3,000,000
- The Boeing Company - \$25,000

Next Steps for 2015

The funding leveraged to date will allow Seattle Housing Authority to move forward with developing affordable housing for a variety of incomes, complete the necessary infrastructure work and utility replacements, and provide important amenities and services to the community. Community members will have ongoing opportunities to provide input as the planning and implementation process progresses on the redevelopment and continuity of supportive services. The year 2015, will be significant in that relocated residents will be welcomed into the first new building at Yesler Terrace. Please see a list below of upcoming activities in 2015 according to the categories of People, Neighborhood, and Housing:

People

- Continuation of Seattle Youth Education Initiative and opportunities for youth.
- Continuation of the Workforce Development strategies, which will include connecting residents with employment opportunities. In addition, Seattle Housing is partnering with neighborhood employers and the City of Seattle to provide on the job training for 15 Adult ELL participants who will attend an ELL class taught by Seattle Central College during the winter quarter. All 15 of the YT residents in the ELL class will be matched with various employer partners for paid on-the-job training. The program will start in January 2015.
- SHA, through its partner Neighborcare Health, will continue to work on health related topics of interest to residents and will continue to connect them to a medical home.
- SHA, through its partner Seattle University, will finalize a public safety plan that presents comprehensive, sustainable placed-based strategies designed to effectively respond to public safety concerns. This effort is funded by a Public Safety Enhancement technical assistance grant awarded by the U.S. Department of Justice through the U.S. Department of Housing and Urban Development Department (HUD).

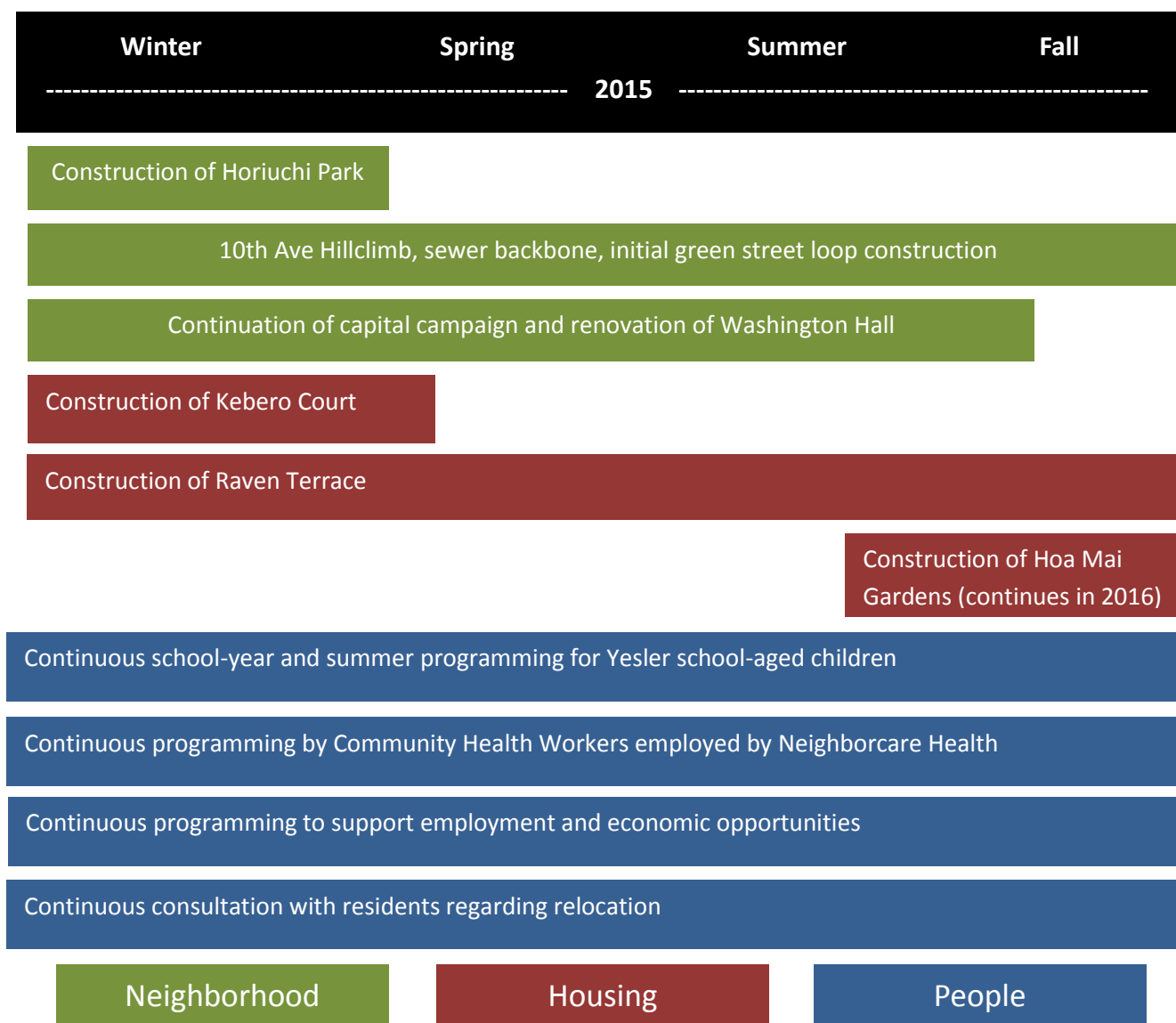
Neighborhood

- Complete construction of the 10th Ave S Hillclimb in Fall 2015.
- The P-Patch Trust, a local non-profit organization dedicated to community gardening, will complete construction of Horiuchi Park P-Patch and assign gardening plots in early 2015.
- The City of Seattle Parks and Recreation will complete the design of the large neighborhood park in the center of the community. Construction is planned to start in 2015.
- Historic Seattle continues to make progress in their capital campaign for the preservation and renovation of Washington Hall. They plan to start ADA and interior improvements in early 2015.
- Seattle Housing will continue designing the accessible pedestrian pathway between the major intersection of Yesler Way and Broadway and 9th Ave. The pathway will be constructed at the same time Raven Terrace is constructed.
- Complete Yesler Terrace Arts Master Plan. Implement initial phase at Kebero Court and Green Street Loop.
- Initiate the Yesler Terrace Breathe Easy Program, which places residents who may have respiratory illnesses, such as asthma, in apartments that are designed to limit a household's exposure to potential indoor allergens and toxins and provide them with additional resources and support.
- Initiate the Green Healthy Living Initiative to foster a culture of environmental stewardship and health promotion and build community with current and future residents of Yesler Terrace.

Housing

- Completion of 103 apartments at Kebero Court planned for completion in Spring 2015.
- Completion of the 83 unit building at Raven Terrace estimated for completion in late 2015.
- Completion of 120 unit building at Anthem on 12th in the Summer of 2015.
- Seattle Housing construction of Hoa Mai Gardens, which includes a total of 111 units starts in 2015.
- Design of workforce/market rate apartment bldg. at Broadway and Yesler by Vulcan Real Estate.
- Seattle Housing will start schematic design of the fourth new building to be on the corner of Broadway and the future Fir St in the northwest sector of the site.

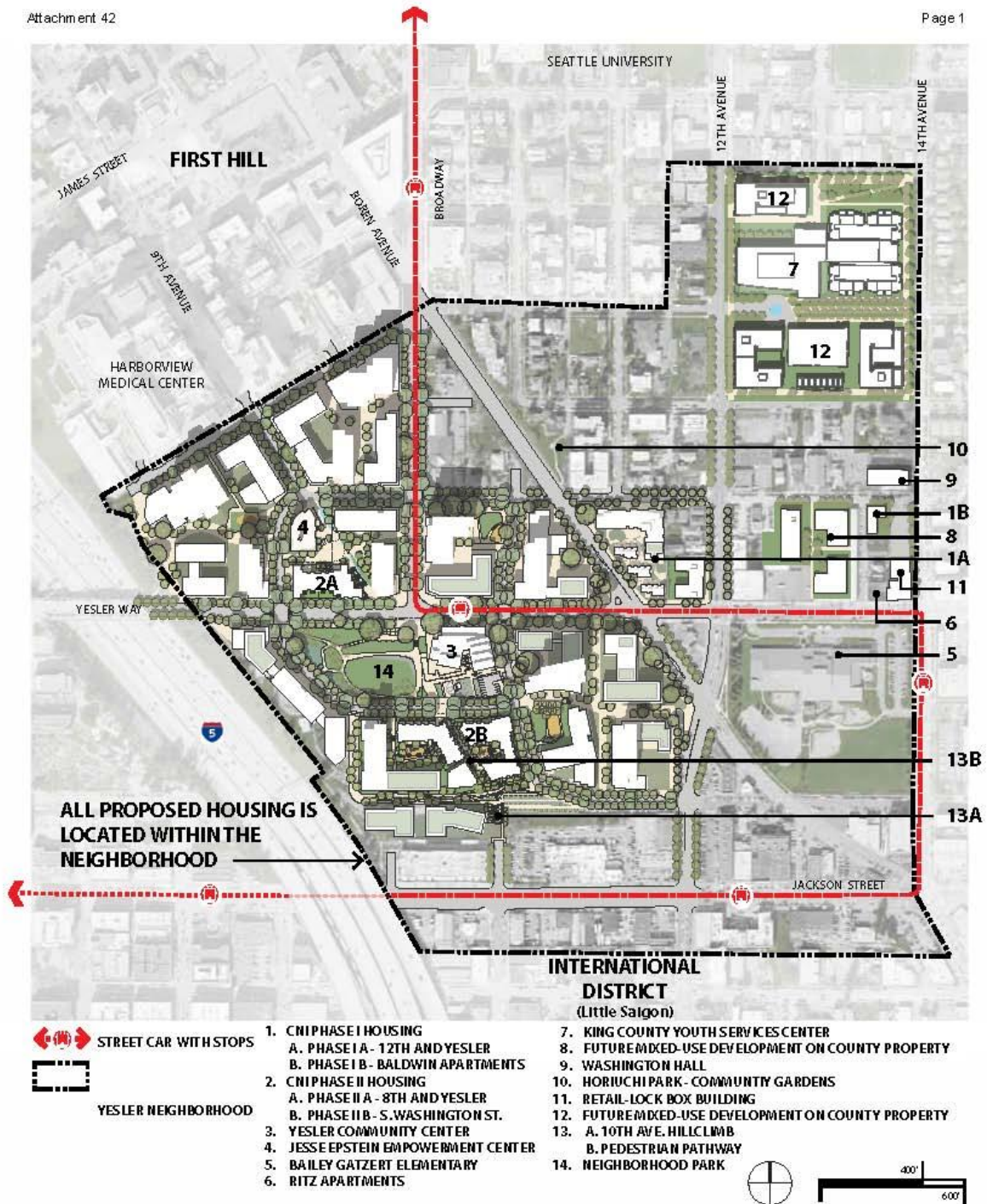
2015 Project Activities



Appendix A

Attachment 42

Page 1



CHOICE NEIGHBORHOODS INITIATIVE 2012 CONCEPTUAL SITE PLAN

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 2014.. In 2014, there were no evictions.

Table 1. Status of Existing Public Housing Units as of December 31, 2014

	2012	2013	2014
Total Original Public Housing Units taken out of service ¹	50	50	189
Total Original Public Housing Units still in service	511	511	372
Total Replacement Units under development	0	148	201
Total Replacement Units in service	0	0	15
Units with Federal Operating Subsidy in Service (Original Public Housing + Replacement) Housing	511	511	387

¹ Note: The 50 public housing units taken out of service in 2012 and 2013 include 40 units that were leased to a non-profit organization for their transitional housing program, 4 units that were deemed uninhabitable, and 6 units that are currently used as service units (property management office). 139 units were demolished in 2014.

Annual Housing Production Targets

In 2014, Seattle Housing completed the renovation of the Baldwin Apartments and started construction of Kebero Court. Please note that the Baldwin Apartments and Kebero Court are located outside of the Master Planned Community – Yesler Terrace zone as established in Exhibit A to the DPD Yesler Agreement Ordinance.

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 *				
Kebero Court	9	Replacement		83		103
		60% AMI		20		
Raven Terrace	2	Replacement		50		83
		60% AMI		33		
Hoa Mai Gardens	6	Replacement	68			111
		60% AMI	43			
Anthem on 12th	4	80% AMI		30		120
		Market Rate		90		
Total Units						412

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

Seattle Housing Authority will have developed 312 new units by 2016 that includes a variety of affordability types. Spectrum Development Solutions will create 120 new units, 30 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		15	133	68	216
Affordable Rental Housing	60% MI			53	43	96
Affordable Rental Housing	80% MI			30		30
Market Rate Rental	Above 80% MI			90		90
Total new units to be available for lease-up			15	306	111	432

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%	
Baldwin Apartments	15								15
Kebero Court	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 future private and non-profit developers 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
Kebero Court										83	
Raven Terrace		50									
Hoa Mai Gardens							68				
Total Units by Block	0	50	0	0	0	0	68	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.

