



## Yesler Terrace Redevelopment 2017 Annual Implementation Report

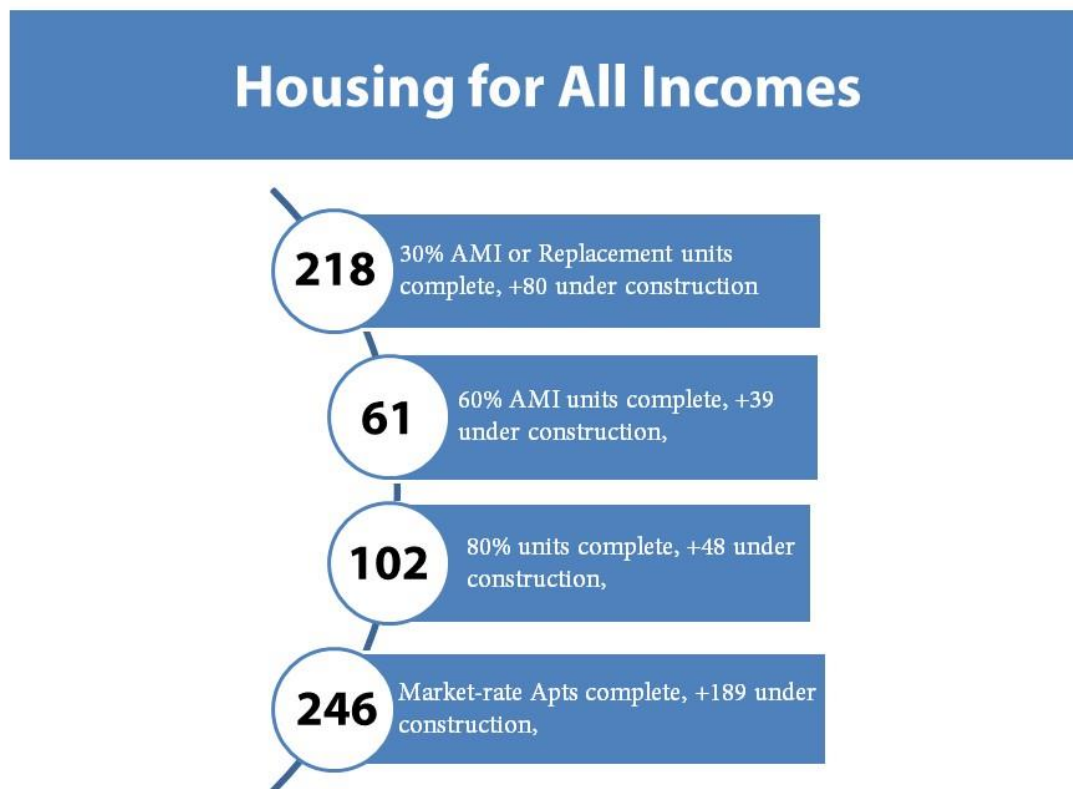
This report documents the key accomplishments, activities and milestones in 2017 to achieve housing production goals, enhance educational, health, and employment opportunities for people, and build amenities that foster a thriving and cohesive Yesler Terrace neighborhood.

## Executive Summary

Yesler Terrace is a 30-acre site near downtown Seattle initially developed by Seattle Housing Authority in the early 1940s as Seattle's first publicly subsidized housing. Now, close to 80 years later, it is becoming a thriving, mixed-income community that is respectful of the neighborhood's rich history and cultural traditions, while also creating safe, healthy and sustainable affordable housing, new parks and open spaces, increased transportation options and enhanced economic opportunities.

The vision and success of the Yesler neighborhood transformation is rooted in many deep collaborative partnerships including the Yesler Terrace Community Council, Yesler Citizen Review Committee, HUD, the City of Seattle, Seattle University, the Kresge Foundation, the RAVE Foundation and the JP Morgan Chase Foundation.

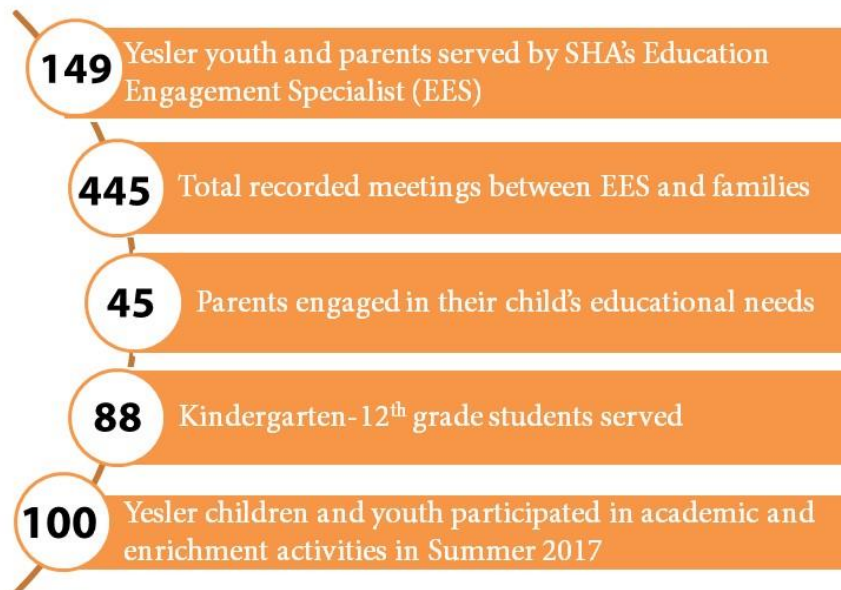
Highlights of major accomplishments in 2017 include:



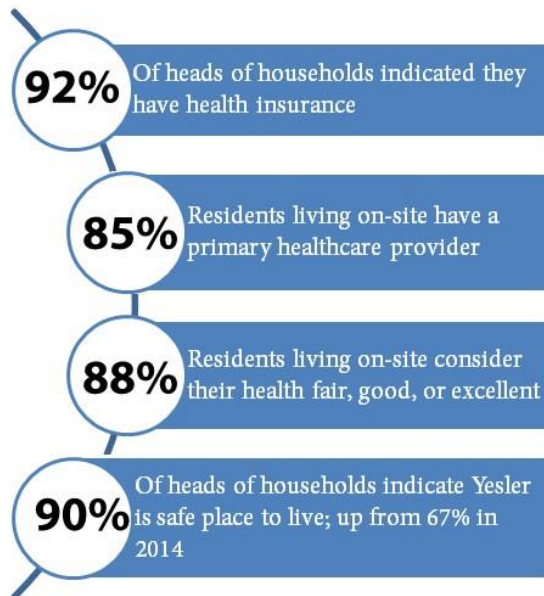
## A Complete Neighborhood



## Quality Education for All



## Healthy Outcomes



## Original Yesler Residents





## Economic Opportunities

**75**

Section 3 job placements in 2017

**\$24**

Average hourly wage for  
Section 3 placements in 2017

**103**

Yesler residents received case  
management services

**10**

Youth participated in paid internship  
programs, building their professional  
and personal leadership skills

## Investing in People, Neighborhood, and Housing

***Seattle Housing and our partners are implementing a holistic approach to a safe, healthy, and sustainable community that meets the needs of all people regardless of their background or income.***

Throughout the Yesler Terrace neighborhood transformation, Seattle Housing Authority includes residents and community partners through the Citizen Review Committee (CRC). The CRC is made up of a diverse array of participants representing 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, adjacent neighborhoods, anchor institutions, city agencies and service providers. The Committee defined the core values and goals within the Guiding Principles document. SHA staff and partners regularly attend a wide variety of community meetings to get input and feedback on housing and neighborhood design and on program activities.

## PEOPLE

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

Partnerships are based in many parts of the Yesler Neighborhood. The renovated Epstein Opportunity Center houses Neighborhood House's Early Childhood Assistance and Education Program, Catholic Community Services Youth tutoring program, community rooms and an economic opportunities center. Raven Terrace has space for community gatherings and is home to Neighborhood House family support workers and NeighborCare Health community health



Residents at Hoa Mai Gardens gather for the building's ribbon-cutting.

workers. Hoa Mai Gardens also has space for community gatherings, P Patch gardens and houses the Greater Seattle Bureau of Fearless Ideas, a nonprofit writing and communications center serving Yesler youth. The Yesler Community Center has many valuable programs for the community. All SHA apartment buildings have Little Free Libraries in the lobbies and are visited by Seattle Public Library programs. Washington Hall is home to organizations Historic Seattle, Voices Rising, Hidmo and 206 Zulu.

## **Education Initiatives**

### **Seattle University Youth Initiative**

Seattle University leads a collaborative of ten organizations providing education support for low-income youth in the Yesler neighborhood with the goal of all youth graduating from high school ready for college or careers. The annual education data analysis of 2016-17 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. Following are some of the key findings:

- All cohorts in the elementary school level continued to make significant improvements in attendance.
- However, students showed a decline in most of kindergarten readiness indicators except physical activity.
- Proficiency in math and English Language Arts also showed mixed trends during the 2016-17 SY. While the class of 2021 (8th grade) and class of 2026 (3rd grade) made consistent gains across the last three years, class of 2023 (6th grade) and 2024 (5th grade) showed a decline in both math and ELA.
- Generally speaking, students in all cohorts and grade levels performed better in math compared to ELA.
- In high school, the 12th-grade completion rate was lower than the previous academic year.

Using the data to improve the outcomes Seattle University, social services providers, and SHA continue to implement partnerships that provides education interventions to help children succeed in school including the following:

- Early learning programs
- After-school tutoring
- Classroom teaching support
- College preparation, mentoring, and scholarships
- Summer academic enrichment programs
- Social/emotional support for Garfield high-school students
- Family engagement support

### **Yesler Education Engagement Specialist (EES)**

The Yesler Education Engagement Specialist, Saadia Hamid, is embedded in the community and focused on the following three areas:

- Intervention: The Education Engagement Specialist Saadia Hamid worked with Bailey Gatzert, Washington Middle School (WM), and Garfield High school on students' absenteeism and behavior control. She supported families to attend school conferences with Washington Middle School & Bailey Gatzert student conferences.
- Attendance: The EES started meeting once per week with the Principal and Teachers at Bailey Gatzert and Washington Middle School to address attendance

issues. The EES kept track of Yesler students who have tardiness and absences and follows up with families to ensure the issues are addressed.

- Partnership: The EES worked with Seattle University and Chinese Information Center to continue offering play and learn groups at Kebero Court.
- The EES worked with Washington Middle School and Bailey Gatzert Elementary to host family listening sessions at the schools. She helped recruit parent volunteers that met with the Elementary Principal to plan and facilitate the listening session. The purpose of the listening sessions were to engage families with school-age children and discuss school-related concerns. The EES also offered educational activities at Yesler in collaboration with her student volunteers and community members. Some of the activities included reading, math, and science nights, poetry, and children's story time. In addition, the EES organized student and family leadership groups that met once a month to guide the educational activities at Yesler.

**Activities for the 2016/2017 academic school year, include:**

- 149 Total number of youth and parents served by Saadia during the 2016-2017 school year;
- 45 parents engaged in their child's educational needs;
- 88 K-12 students served;
- 16 Preschool students served;
- 445 Total number of recorded meetings during the 2016-17 school year.

**Home from School**

SHA launched the Home from School pilot at Bailey Gatzert Elementary School for the 2016-17 school year. The pilot was extended for the 2017-18 school year in order to provide stable housing for homeless students and their families in the Gatzert school attendance area. At the end of the 2016-17 school year, approximately 68 Bailey Gatzert students qualified under McKinney-Vento. To date, seven formerly homeless families have been housed in an SHA owned unit, and ten families have been housed in private market units with a Housing Choice (Section 8) Voucher. A total of 17 families were placed in stable housing through the Home from School Pilot.

**Health Initiatives**

**Community Health Worker Initiative**

- The Community Health Workers (CHWs), all of whom are Yesler Terrace Residents, continue work to engage residents in health-related topics. The Community Health Workers (CHWs) led several activities with a focus on connecting residents to a medical



home, decreasing social isolation, and increasing overall health and wellness. The CHWs led the following activities:

- **Health and wellness:** Community Kitchen; gardening and working in the P-Patches; After-school nutrition classes at Kebero Court for younger children and their mothers. The participation rate has doubled from 20 to 40 children.
- **Decreasing Social Isolation:** Women social activities to reduce social isolation through a partnership with Neighborhood House to implement a Somali Women's social. This group meets monthly to socialize and share their concerns and goals for a better community. In addition, one of the Community Health Workers started the Habesha women's social for Ethiopian and Eritrean women to come together and celebrate each other and focus on activities of interest.
- **Implementation of the Yesler Community Health Assessment:**

In 2017, the Yesler CHWs completed the annual Health Assessment survey—five of six annual surveys to be implemented by NeighborCare Health as part of the Choice Neighborhoods Grant. This year, the Community Health Worker Program exceeded contract goals for two of the survey measures (patients linked to primary care and feelings of depression). Interestingly, the number of residents reporting regular psychological distress has decreased from 5.5% in 2016 to 3% in 2017. This may suggest that joint efforts between community partners to increase community cohesion through different events and wellness activities are proving to be successful. The results have indicated the following:

- 85% of the respondents indicated they have a primary healthcare provider
- 31% of heads of households living on-site reported they exercise regularly at least three times per week.
- 77% of the heads of households reported they had a physical in the last two years.
- 88% of the on-site heads of households indicated they consider their health fair, good or excellent.
- There is a strong indication that people feel safe. 90% of the heads of household living on-site indicated Yesler is a safe place to live, up from 67% in 2014.
- 92% of heads of households currently residing at Yesler indicated they have health insurance.
  - The CHWs have been integral in fostering and sustaining the “trustworthy” relationships current residents and have utilized building orientation meetings to build relationships.
  - Additionally, during the in-home visits, the CHWs incorporated goal setting and action plans with residents to improve health related behaviors. The topics included improving primary care appointment adherence, nutrition and exercise goals, and increasing attendance at community activities.

#### Breathe Easy Program

- Launched in 2015, the Yesler Breathe Easy Program creates healthy homes through building design and family support. Through a series of one-on-one visits from trained community health workers. The program is a product of multiple interventions from the SHA staff and has proven to be effective over a decade of redevelopment. The program uses evidence based practices to make gains in improving resident health, especially to those suffering from asthma and other respiratory illnesses. In 2017, the Community Health Workers completed 16 home assessments.

- All Seattle Housing built apartments contain Breathe Easy features, such as, an energy recovery ventilator to filter incoming air inside each individual apartment, formaldehyde free and low off-gassing paint and cabinetry, and no indoor low-pile carpet. The program is implemented in partnership with NeighborCare Health and the American Lung Association. Program participants receive one-on-one education on how their behaviors can protect their household from allergens, toxins, and pests. Program participants received free resources such as green clean toolkits, mattress cover and pillow case sets distributed to households with a respiratory illness present in the home; a HEPA filtered vacuum cleaner to households with a respiratory illness, and walk-off mats. The Community Health Worker team continued implementation of the community-based wellness activities and in-home visits with Yesler Terrace residents.

#### Nutrition Programs

- Neighborcare partnered with the City of Seattle to bring the Fresh Bucks Rx program to Yesler Terrace residents that are food insecure and receiving SNAP benefits. The CHWs were able serve 23 families over a six month period. Neighborcare will be able to expand the number of individuals served at Yesler during 2018 as a result of the City of Seattle's Sweetened beverage tax, the program (in early 2018) will be able to increase the number of residents from 23 to 45.
- The after-school nutrition classes have continued in Kebero Court for younger children and their mothers. The participation rate has doubled from 20 to 40 children.



A family of green thumbs at Yesler P-Patches located at Hoa Mai Gardens

#### Addressing Behavioral Health and Social Isolation

- In 2017, activities focused on reducing social isolation and increasing mental wellness included: Partnership with Neighborhood House to implement a Somali Women's social. This group meets monthly to socialize and share their concerns and goals for a better community.
- Habesha women's social for Ethiopian and Eritrean women to come together and celebrate each other and focus on activities of interest.

#### **Looking Forward**

We are looking forward to continuing the implementation of community based activities with renewed partnerships with local service providers. We are also exploring the idea of partnering with the Seattle University Nursing program to enhance and build on existing community projects. The opening of Hoa Mai Gardens and the other market rate

apartments in the community will also bring additional community strengths and needs, exploring these will be a priority for the new programs manager and the CHW team

### ***Assessing the Impact of Redevelopment Activities at Yesler***

In 2017, SHA, in partnership with Public Health—Seattle & King County, began the implementation of a Robert Wood Johnson Foundation research grant entitled “Seattle's Yesler Terrace Redevelopment: Assessing the Impact of Multi-Sector Strategies on Redevelopment Plans and Community Health” The purpose of the grant is to examine whether the redevelopment strategies improve health and well-being among a cohort of low-income and diverse Yesler residents.

### **Community Building Initiatives**

#### ***Resident action to improve economic, cultural and social opportunities in Yesler Terrace and adjacent neighborhoods.***

Yesler neighbors are actively engaged in developing and supporting community activities through the Yesler Terrace Community Council, Yesler Terrace Citizen Review Committee, Yesler Community Center Advisory Council and numerous informal groups and activities. The full time community builder supports neighbors in creating the organizations and activities most important to them.



Yesler neighbors enjoy the RAVE Foundation “Octagon” play court during the “Connect with Yesler” celebration on September 30<sup>th</sup>, 2017

The following examples offer insight into the holistic approach to create a cohesive and sustainable mixed-income community.

- Yesler residents expanded social knitting and sewing groups.
- The Yesler Terrace Community Council hosts stakeholders from SHA, service providers, the city, and county departments impacting the redevelopment of the neighborhood. The gatherings remain to be a crucial place where residents can receive relevant information while voicing their concerns. In 2018, the council plans on celebrating its 50th anniversary and is eager to invite new Yesler residents to the meetings.
- The annual Juneteenth celebration to commemorate the abolition of slavery in the United State is held each year at Yesler and is organized by a number of

neighborhood partners including SHA, the Yesler Community Center, and the Yesler Terrace Community Council.

- Over 250 neighbors attended the Yesler Transit Equity Fair, sponsored by SDOT, which provided in depth information on transportation alternatives on site with experienced community interpreters.
- Hundreds of community members attended the Connect to Yesler event in late September featuring fun, interactive events sponsored by community partners.
- Two block parties took place in the late summer.
- Over forty youth, children and parents attended an SHA sponsored ice-cream social to share casual discussion, enjoy frozen treats, and talk about life at Yesler.
- The community builder has hosted two listening events for new market-rate residents explore ways they can contribute and take part in the community.
- Broad socioeconomic cohesion across the Yesler neighborhood is at the heart of the community building efforts and mission. Steps have begun to foster trust as new market-rate, and former Yesler residents move to the community. The Yesler Neighborhood Connectors is a bi-monthly gathering that offers space for members to share, reflect and build capacity often around a shared meal. The group is taking steps to create cross-cultural events and develop opportunities to provide hospitality to new neighbors while strengthening the social networks in Yesler Terrace. Both market and SHA residents attend the gatherings, which typically hosts thirty residents.

### ***Community Building through the Arts***

- A series of art programs kicked off in spring 2016, funded by a three year Kresge Foundation grant. In 2017, funding from the Kresge Foundation, has been contributed to an exciting roster of arts programming supporting the redevelopment of Yesler, including initiatives ranging from artists creating permanent public art works to artists working on community and economic development initiatives. Designed to serve a range of stakeholder audiences, the arts program is enabling current residents and neighbors to reflect on community identity, honor the past, and artfully explore what the future might hold. 2017 highlights include:



Yesler artists host workshops at the “Connect with Yesler” event

- Artists Charles Parrish and George Lee continue to develop original public art works for permanent installation at Yesler Terrace. Parrish, a portrait sculptor, will feature four important founding figures in the history of Yesler Terrace. Lee continues to develop an original sculpture, and has completed a community table and chairs focused on themes of “home” and “hospitality”, for the Fir and Broadway pocket park.



- Artist D.K. Pan sought to "make the everyday a little bit better" through various projects serving Yesler and surrounding area communities. Celebrating the cultural heritage of Yesler Terrace residents and highlighting the history and vibrancy of the community in this period of transition, Pan's projects included painting a community table with Yesler Terrace residents and staff, hosting bingo nights in neighboring residence buildings, and taking over 400 formal portraits of Yesler and surround area community members.
- Artists Pat Graney and the Pat Graney Artist Team offered over 130 hours of interactive art workshops and dance programs for Yesler communities. Programs followed two tracks: Art Circles, multi week workshops that used art to engage participants in sharing their experiences and stories in a safe and social space, serving participants affiliated with the Yesler Terrace Community Center, Kebero Court, Jefferson Terrace, Bailey Gatzert Elementary School, and Legacy House; and VIBE, a youth hip hop program led by dancer Cheryl Delostrinos and the Au Collective, a group of young dancers supporting dance artists of color, women artists, and queer artists. Centered through weekly dance instruction at the Yesler Terrace Community Center, VIBE program participants performed at Yesler Terrace festivals celebrating Juneteenth, hosted a weekend intensive youth empowerment program at the Community Center, and extended VIBE into a summer program featuring weekly dance sessions and a culminating performance entitled "Danisi, Qoob KaKa, Movimiento, Sirba" at the nearby Dr. Blanche Lavizzo Park.
- Led by the Pat Graney Artist Team, the Yesler Terrace Artist supported by the Kresge Foundation held an exhibition titled "What we Treasure: Stories from Yesler Terrace" at SOIL Gallery, a local fine art gallery in Pioneer Square, Seattle, in October 2017. The show featured work by artists as well as resident community member participants. Several hundred people, including Yesler Terrace residents, attended the opening exhibition.
- Artist Rachel Kessler was selected as a one year Artist in Residence at Yesler Terrace, beginning June 2017. Rachel is a poet and multi-media artist and her work at Yesler has explores issues of place, transformation, and identity. Her projects have included hosting weekly art-making clubs with residents at Raven Terrace and Hoa Mai Garden Buildings and collaborating with frontline SHA staff on oral history projects including family histories and documenting resident relocations.
- Artist Team Alessandra Panieri and Dan Barsher were selected to develop a public art work for the Yesler Terrace community. Drawing from experiences with community dialogues and hands on art workshops facilitated by the artists, Panieri and Barsher developed Yesler Blossoms, a large, vibrant flower sculpture with seating, which celebrates the residents' rich gardening culture and diverse ethnic backgrounds.
- Working closely with Artist D.K. Pan, SHA Yesler Terrace resident Thanh Tran created a series of art works for the Hoa Mai Gardens Building Lobby. Tran has been a Yesler Terrace resident since 2010 and currently lives in Raven Terrace with his wife, Bich Nguyen, and daughter, Bao Tran. Tran began painting in 2013, quickly developing a distinct style of interpreting the natural world from memory and imagination. Initially, Tran began his creative



pursuits as therapy for ongoing health issues, but painting has since become a source of joy and love for the artist. The works on view in the Hoa Mai Gardens building lobby, including a large scale, eye-catching hanging scroll and a row of smaller original paintings, were painted by Tran in the summer of 2017 and feature scenes from nature and the Hoa Mai flower, a traditional Vietnamese yellow flower associated with Lunar New Year celebrations and the building's namesake.

- The Summer Youth Media Program, a partnership between SHA, Seattle University, and Seattle Parks and Recreation, was held from July 5 – August 15, 2017. The full time program focused on the development of video skills, storytelling, and collaboration, and inspired 15 youth to be powerful voices for their community through civic dialogue, photography and film. Both Artists Pat Graney and D.K. Pan worked with students, with Pan organizing a program extension for youth to wheatpaste copies of their original works onto old Yesler Terrace buildings. A culminating celebration was held at the neighboring Langston Hughes Performing Arts Center.
- The Artisans Collective Program, a partnership program managed by Muses, a nonprofit apparel training program and SHA, initiated its second phase of programming in November 2017. From 5-8 p.m. every Friday night, professional sewing instructors teach a group of 8 to 15 women basic machine sewing skills. The class is held in the Community Room at Kebero Court and has had consistently high attendance and enthusiasm from residents. A parallel program Pop-Up Sewing was held several times at Yesler Terrace and surrounding area buildings in 2017. In this program, a temporary sewing studio was set up so community members could mend or alter old garments or create a new product out of something used fabric.



- RAVE Foundation – GOALS for Art. In this program, kids from the Yesler community participated in an 8-week after school art club. Led by Artist George Lee, they learned about art and design techniques and produced artwork that will inspire design for the RAVE field at Yesler. In addition, Sounders FC's All-Star Goalkeeper, Stefan Frei, a passionate artist himself, also participates in the program. Some of the artwork was shown by the youth during halftime of the 2017 MLS Semi-final game, in which 20 Yesler families were in attendance.

Yesler youth participants in the GOALS for Art Program show off their work during halftime of the MLS Western Conference semi-final game.

## **Employment Initiatives**

### ***Supporting the creation of living wage jobs and addressing resident barriers to Employment***

#### **Joblink**

In 2017, SHA implemented a major restructuring of its adult employment support. Launched on January 2, 2018, JobLink is a streamlined set of education and employment services tailored to residents individual needs and interests. JobLink helps residents learn about Seattle's growing career opportunities, supports skill development at the community college and connects residents with employers including many in downtown and surrounding neighborhoods such Washington State Convention Center, Hilton Hotel, Swedish Hospital, Aegis Living and others. JobLink provides comprehensive job coaching helping residents address any barriers to employment. In 2018, JobLink plans to serve 260 Yesler area SHA residents with career and education support and place over residents 100 in employment.

2017 employment accomplishments include:

- SHA partnered with the Workforce Development Council and TRAC Associates to provide employment services to residents of Yesler Terrace. During 2017, the TRAC Associates on-site Job Placement Specialist made 37 placements with an average hourly wage was \$15.16.
- Over 103 Yesler residents received case management services from SHA Economic Opportunities Specialists.
- Ten Yesler Terrace youth were offered paid internships in 2017 that supported their personal and professional leadership. Four Yesler Terrace youth participated in the annual Summer Youth Engagement Program, a paid internship program that pair's youth with employers connected to Yesler Terrace redevelopment. Eight Yesler Terrace youth participated in a fall Environmental Leaders program aimed at bringing composting education to Yesler households and increasing their environmental awareness and leadership skills.
- Since construction started in 2013, there have been 318 Section 3 individuals placed on these Yesler projects to date, with 75 of the 318 placed in 2017. The apprenticeship participation rate for Section 3 apprentices is also noteworthy as their total hours in 2017 represent 14% of the total workforce hours achieved.
  - To date, there have been 12 construction contracts at Yesler totaling approximately \$188.2M. For 2017, two contracts began construction totaling \$75.6M
  - 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 these contracts, the contractors' commitment amounts surpassed SHA's WMBE goal of 14%. With seven projects completed to date, the

contractors' actual participation rates are generally exceeding their commitment amounts, with a total WMBE utilization percentage of 21%.

### **Employment Success Stories**

- *Marian A., a resident of Yesler Terrace came to the Economic Opportunity Program, now JobLink, with no job. A single mom with a special needs child, her short term plan was to find a job, and her longer-term goal was to open her own small business. Marian A. was able to obtain a job at Virginia Mason Hospital as a janitor. She also expressed a desire to start a food cart. The staff member helped Marian with applying for Business License, Food Service Permit, Liability Insurance, Food Handlers' Permit, listing menu items and connecting with the Food Cart Manufacturing Company. All of this work was completed after Marian completed her night shift. She arranged a free parking space for her food cart and is now fully ready to open her business.*
- *Dagiem Alemu approached the EO Staff after his mother had met with the Education Engagement Specialist. Dagiem's mother explained to the Education Engagement Specialist that she did not know what she could do to help Dagiem get a job: he had completed an internship with the Property Management Office at Yesler Terrace recently but had no actual job experience. The Education Engagement Specialist referred Dagiem to EO Staff at Yesler. Dagiem and Staff discussed his interest in property management and Staff helped him to apply for a Property Assistant position at SHA. A further meeting with Dagiem established that he was very interested in possibly working for Amazon so Staff assisted him to apply for a Fulfillment Associate position in Seattle. Interviews, drug testing and new employee orientation ensued. Dagiem now has a Full-Time job which he is very excited about and a work commute to be envious of. Dagiem is a person of disability to whom an F/T job means a marked improvement in quality of life! His mother is thrilled and now Staff is working with Dagiem's sister and brother in hopes of helping each to land a good job as well!*

### **Minimizing impacts of relocation and guaranteeing the right to return for current Yesler Terrace residents**

*On July 2, 2012, all 493 households residing at Yesler Terrace received a certificate guaranteeing their "Return Rights" when an appropriate Replacement Housing unit is available. As of the end of 2017, 299 of these households were given an 18 month advanced notice to relocate, and were provided comprehensive relocation assistance services, detailed below. These residents had a choice to stay within Yesler Terrace or move off-site. Of the 493 original households at Yesler at the start of redevelopment, well over half (280) continue to live at Yesler Terrace in both original and new housing. Of these, 237 never left the site throughout the redevelopment, while 43 opted to relocate off-site temporarily and then later decided to return to live in new Replacement Housing.*

*Residents who chose to move off-site were given a choice of locations throughout SHA's housing portfolio, including the use of a Housing Choice Voucher. Each time a new Replacement Housing building is completed, residents who previously relocated off-site are offered the first priority to lease a new unit to enable them the chance to return if they chose. In 2017, two trends solidified: relocating residents are choosing to remain onsite by relocating directly to Replacement Housing, and likewise, more households that previously chose to relocate away are using their Right to Return.*

## **2017 Relocation activity**

- One phase of relocation concluded in 2017, and 15 additional households were given an 18-month notice to relocate.
- Sixteen (16) households who previously opted to relocate off-site temporarily made use of their "Right to Return" and decided to lease Replacement Housing at Hoa Mai Gardens in 2017. Seattle Housing Authority paid for their moving costs to return.
- Phase 4 of relocation was completed successfully in October 2017. This phase began in 2016 when 76 households were given 18-month notice to relocate in preparation for demolition of 103 housing units in 2017. The majority of the households (44) chose to conclude their relocation process by transferring onsite directly to new Replacement Housing: 39 moved directly to Hoa Mai Gardens, four households chose Raven Terrace, and one household chose The Baldwin Apartments. Nineteen households chose to relocate offsite, and may decide to move back to Yesler Terrace in the future. The remaining 12 households decided to transfer to other legacy units at Yesler Terrace and will be asked to relocate in a future phase.
- Phase 3c with 15 households began in 2016 and continued during 2017. The households in this phase had been granted eligibility for relocation assistance in 2016 but no deadline to move was set. In January 2017, they received 18 month's advanced notice that their units would be demolished by July 2018 for the completion of SHA's replacement housing building called Red Cedar. Four of these households chose to move to Replacement Housing in 2017, while three decided to move to legacy Yesler units. Three households remain, who will relocate before their building is demolished in mid- 2018 for the construction of Red Cedar.
- Though only indirectly related to the redevelopment, two households were asked to vacate their apartments to accommodate the new location of the Yesler Terrace Property Management office. They were provided with full relocation assistance. One transferred to a neighboring unit on-site and the other chose a different SHA community off-site.
- Seattle Housing Authority provided the following relocation services for relocating residents in Phase 3c and Phase 4 as described in the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle:
  - 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, 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 if needed.
  - Moving, packing and unpacking assistance provided free of charge.

- Additional 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.
- In 2017, SHA staff participated in five community meetings and a total of 157 counseling sessions with residents regarding relocation, with interpretation available in eight 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***

Neighborhood Improvements completed 2012-2016

- 10th Ave S Hillclimb connecting Little Saigon and Yesler Terrace with safe, artful and inviting paths and stairs.
- The renovation of Washington Hall home to several community organizations and arts programs including 206 Zulu, Hidmo, and Voices Rising. These organizations engage youth, low-income people, and people of color, and LGBTQ community members through arts, culture, media, music, coalition building, and leadership development.

Neighborhood improvements-2017

- The Yesler Terrace Park (Appendix C) and the Fir Street Pocket Park underwent a collaborative design with Yesler residents, the Design Commission, and other stakeholders. Both are under construction in 2017 and will open for public enjoyment in 2018.
- 20 P-Patch plots opened at Hoa Mai Gardens in June 2017, an additional 20 plots are in design with SHA's next project—Hinoki.
- Construction of additional portions of the Green Street Loop and the final phase of the pedestrian pathway connecting Little Saigon and the First Hill neighborhood continued in 2017, with completion expected in 2018



**A photo showing the Yesler Neighborhood Wayfinding System being installed near the Hillclimb**

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

- All new apartments (201 to date) developed by Seattle Housing Authority will be visit-able by a person in a wheelchair. In addition, to date Seattle Housing Authority built a total of 42 fully-accessible units: 13 in Kebero Court, 1 in the Baldwin Apartments, 13 in Raven Terrace, and 15 at Hoa Mai Gardens.
- 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).
- The master plan includes a system of well-lit, accessible pedestrian pathways extending from 9<sup>th</sup> Avenue and Fir Street to the 10<sup>th</sup> Avenue Hillclimb. The system will be completed in early 2018. When complete this system will provide accessible travel from First Hill down to 10<sup>th</sup> Avenue.

***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.

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.



The rooftop of Hoa Mai Gardens, showing solar panels used to pre-heat water for the building.

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.

Our third new building, Hoa Mai Gardens, and those which follow will also include a proven 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. Our buildings are constructed solar ready so that photovoltaic systems can be installed 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. SHA has been able to take advantage of local and national incentives for installing energy and resource saving features.

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 as well as a system of parks and community gardens.

The First Hill Streetcar is providing access to adjacent neighborhoods and light rail stations. New bicycle facilities and pedestrian pathway connect Yesler to Little Saigon and First Hill.

Additional sustainability efforts at Yesler include:

- 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.
- Seattle Housing Authority's WaterSmart Program, introduced at Kebero Court, fosters water conservation by billing households for water use only if the household's use is above a certain threshold (number of gallons per day) based on the household's size. For example, a family of four is billed for water use only if their consumption is above 96 gallons per day. Together with water-saving fixtures in the building, the household's behaviors thus conserve water. Approximately, seventy percent (70%) of the households in Kebero Court are either not being charged for water or earning credits because their water use is below a specific number of gallons per day, resulting in the conservation of a precious natural resource
- Water saving fixtures and the billing program has led to significant water conservation.
  - In 2017, average daily water usage for SHA buildings is:
    - Kebero Court is 30 gallons per capita per day (GPCD).
    - Raven Terrace's daily usage is at 42 GPCD.
    - Hoa Mai Gardens' daily usage is at 30 GPCD.
  - This is far below the 2010 averages at the national level (89 GPCD) and Seattle household average 52 (GPCD).
- A total of 24 tons of cobble stones and an estimated 9 tons of red bricks were saved from various demolition projects. These materials are still being considered for upcoming landscape installations in some form in the design of the various parks throughout the Yesler Redevelopment.
- Approximately 45,000lbs of concrete rubble wall was salvaged during the 2015 demolition of block 3 and 4 and repurposed at Batik, 123 Broadway.



The Black Farmers Collective of Seattle, represented by Ray Williams and Ron Harris-White solicit input from community members on designs for Yesler's future urban farm.

- A total of 117,903.96 tons (approximately 92%) of all waste to date has been diverted from the landfill throughout the construction of various projects at the Yesler Terrace site.

- The new replacement housing buildings at Kebero Court, Raven Terrace, Hoa Mai Gardens and Baldwin Apartments are designed to meet either the Enterprise Green Communities Program or Evergreen Sustainable Development Standards or both. Red Cedar currently under construction and 30%<sup>th</sup>

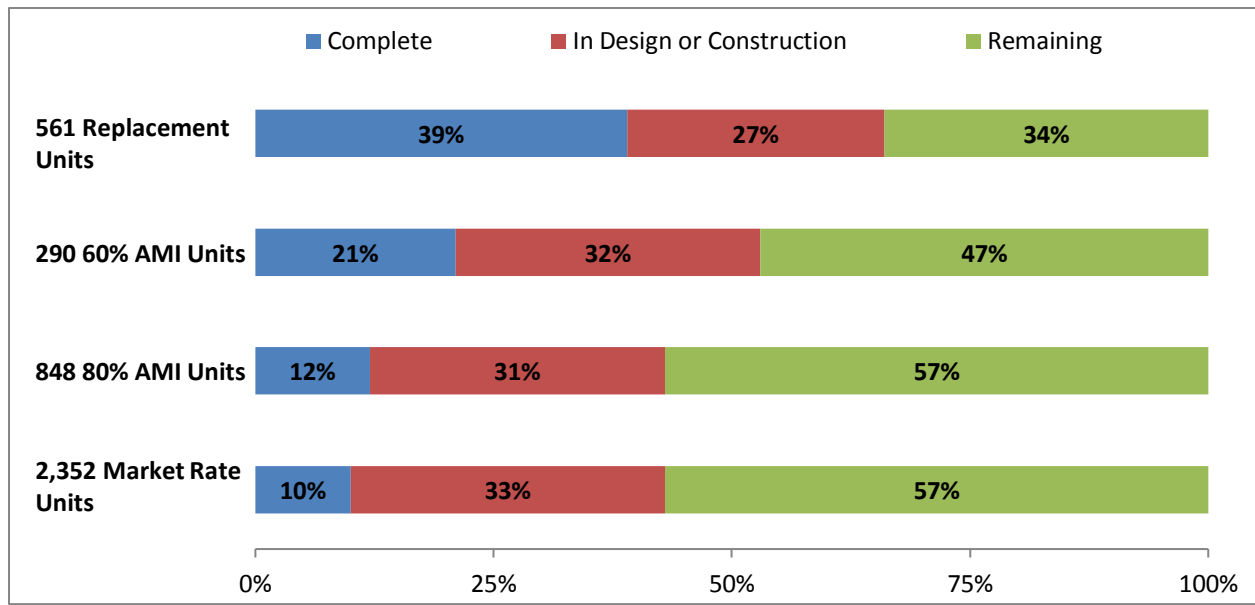
complete will meet Evergreen Sustainable Development Standards. Anthem on 12<sup>th</sup>, developed by Spectrum Development Solutions achieved LEED Silver certification.

- In 2014, Seattle Housing studied various energy and water efficient design features to create standards in future buildings starting with Hoa Mai Gardens (completed in June 2017). The 111-unit building will include a rainwater-harvesting system and a proven solar system to pre-heat domestic hot water.
- In conjunction with the Initiative, Seattle Housing partnered with Seattle Parks and Recreation to create the Youth Environmental Leaders Program—now in its second year. Beginning in the fall of 2016, Eight Yesler Terrace youth are currently participating in the program (completed in Q1 2017), gaining important environmental education and leadership skills. The youth are working to form a shared vision and mission for a Green Yesler Team and help educate the community about waste reduction resources.

## HOUSING

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

### Yesler Housing Progress





***All residential buildings at Yesler will welcome a wide range of people making Yesler their home through providing a range of sizes of units, high degree of accessibility, and a full range of affordability in a community of opportunity.***

#### SHA Housing Development

- The renovated Baldwin Apartments continues to be home to 15 Yesler Terrace households who formerly lived in the older Yesler Terrace housing.
- Kebero Court, with 103 low-income apartments was constructed and fully leased by September 2015.
- Raven Terrace, which includes 83 low-income apartments, was completed in January 2016. The building is currently fully leased.
- Hoa Mai Gardens, with 111 low-income apartments, was completed in June 2017. As of early 2018, the building is fully leased.
- Red Cedar, 119 low-income apartments. Construction is underway and is expected to be complete in Q1 2019.
- Hinoki, 126 low-income apartments. Design is underway and the project is expected to be completed in Q4 2020.
- Currently the King County Records site, the project will be for 125 low-income apartments. This project is expected to be completed in Q2 2021.

#### Private Sector Housing Development

- Anthem on 12<sup>th</sup> Apartments, completed in 2015 which include 120 apartments, 30 of which are available to households with incomes up to 80% of the Area Median Income.
- Batik (Vulcan Real Estate), which includes 195 apartments, 39 of which will be available to households with incomes up to 80% AMI will be completed in Q1 2018. Batik will also include ground-floor retail that serves the entire neighborhood and community kitchen, where potlucks and cooking classes will be hosted for the entire neighborhood.
- Cypress (Vulcan Real Estate) will be under construction in third quarter of 2017 with 237 apartments, 48 of which will be available to households with incomes up to 80% of Area Median Income. This development will also include substantial retail space to serve the neighborhood. Completion is expected in Q1 2019.
- Modera First Hill (Mill Creek), 290 apartments, 77 of which will be available to households with incomes up to 80% of the Area Median Income is in the design and permitting phase. The projected is expected to be complete in Q2 2020.
- Lowe Phase 1 (330 apartments) and Phase 2 (214 apartments), located on Block 5b, is currently in design. These projects total 510 apartments, 136 of which will be available to households with incomes up to 80% of the Area Median Income. Phase 1 is expected to be complete in Q4 2020, with Phase 2 completion expected in Q2 2021.

Please see Table 1 to review a summary of Phase 1 and Phase 2 housing production. Additional information on housing development is available in Appendix B.

**Table 1. Summary of Phase 1 and 2 Housing Production for Yesler Terrace Redevelopment**

<b>Property</b>	<b>Estimated Completion</b>	<b>Affordability Level</b>	<b># of Units</b>	<b>Total Planned Units</b>	<b>Total Units Completed to Date</b>
<b>PHASE 1</b>					
Baldwin Apartments	Q4 2014	Replacement Housing <sup>1</sup>	15	15	15
Kebero Court	Q2 2015	Replacement Housing <sup>1</sup> Up to 60% AMI	83 20	103	103
Anthem on 12 <sup>th</sup>	Q2 2015	Up to 80% AMI Market-Rate	30 90	120	120
<b>PHASE 2</b>					
Raven Terrace	Q1 2016	Replacement Housing <sup>1</sup> Up to 60% AMI	50 33	83	83
Hoa Mai Gardens	Q2 2017	Replacement Housing <sup>1</sup> Up to 80% Up to 60% AMI	70 33 8	111	111
Batik	Q2 2018	Up to 80% AMI Market Rate	39 156	195	
Red Cedar	Q1 2019	Replacement Housing <sup>1</sup> Up to 60% AMI	80 39	119	
Cypress	Q1 2019	Up to 80% AMI Market Rate	48 189	237	
Modera First Hill	Q2 2020	Up to 80% AMI Market Rate	77 213	290	
Hinoki	Q4 2020	Replacement Housing <sup>1</sup> Up to 60% AMI	73 53	126	
Lowe Phase 1	Q4 2020	Up to 80% AMI Market Rate	85 233	318	
Lowe Phase 2	Q2 2021	Up to 80% AMI Market Rate	51 141	192	
KC Records	Q2 2021	Replacement Up to 60% AMI	73 52	125	
<b>TOTAL UNITS</b>				<b>2034</b>	<b>432</b>

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

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

- In 2017, Seattle Housing and our partners conducted outreach to engage Yesler residents for input on open space and housing design.
  - The design teams for the Hoa Mai Gardens, Red Cedar, Vulcan Real Estate, Mill Creek Residential, and Lowe's buildings presented, sought, and incorporated community input from Yesler Terrace Community Council meetings.

- Input was also sought and incorporated from Yesler residents on the designs and features for the Fir Street and 10<sup>th</sup> Ave South Pocket Parks.
- An update on the design and construction of housing and infrastructure at Yesler Terrace was provided regularly and as requested at Yesler Terrace Community Council meetings.

***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 pages 29 & 30 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 2017, 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**

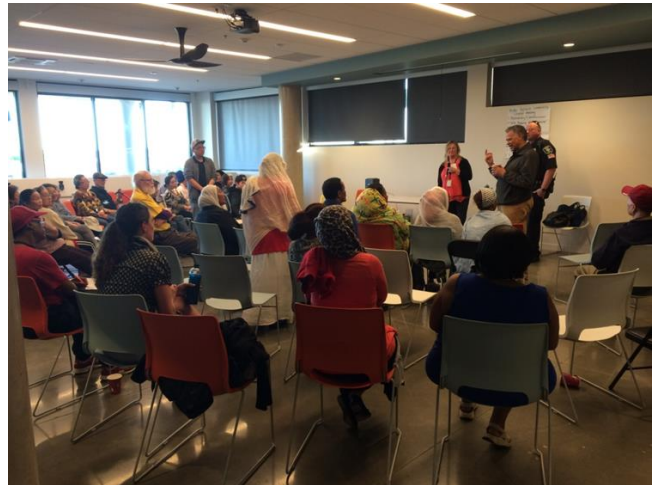
In 2017, the CRC met on the dates listed below to discuss redevelopment plans and gather input on the various project elements in design or in planning and implementation. These meetings are open to the public, materials are translated, and interpretation is provided in seven different languages.

- March 2, 2017 (CRC Members, SHA Staff, and guests attended)
- May 18, 2017 (CRC Members, SHA Staff, and guests attended)

## Yesler Terrace Community Council

The Yesler Community Council is facilitated, led, and attended by Yesler Terrace community members. Topics are focused on neighborhood issues and the area redevelopment. Throughout the year, Seattle Housing Authority and partners briefed residents at the following meetings listed below regarding Yesler Terrace Redevelopment. Interpretation is provided at minimum, in four different languages.

- January 10, 2017
- February 14, 2017
- March 14, 2017
- April 11, 2017
- May 9, 2017
- July 11, 2017
- August 8, 2017
- September 12, 2017
- October 10, 2017
- November 14, 2017



A meeting of the Yesler Terrace Community Council in the Community Room of Raven Terrace. The YTCC meets every second Tuesday of the month.

## P-Patch Community

In 2015, the City of Seattle's P-Patch Program and community partners coordinated volunteer work parties to complete the P-Patch at Horiuchi Park. Horiuchi Park P-Patch opened for gardening in spring 2015 and all 28 plots were assigned. In 2017, another P-Patch (20 plots) at Hoa Mai Gardens were completed and are in use.

## Meetings regarding relocation of residents

In addition to ongoing individual relocation counseling sessions and a monthly update presented at the Yesler Terrace Community Council, SHA staff held public meetings to inform the community about relocation issues and to 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:

- March 22, 2017 – Resident relocation information meeting for residents in Phase 4 and others interested in moving to Hoa Mai Gardens
- April 10, 11, 13, 2017 – Tours of Hoa Mai Gardens for relocating and returning residents
- May 24, June 28, 2017 – Relocation Update at Vietnamese Community Tea Time
- July 27, 2017 – Resident relocation information meeting for Phase 4 residents to discuss moving schedule for Hoa Mai Gardens
- Monthly relocation update at Yesler Terrace Community Council meetings (see schedule above).

## Community Building Activities

The Community Building Network system developed in 2015 through a visioning process led by residents was implemented in 2016. Yesler community members engaged in social activities in the neighborhood to help them connect with current and new neighbors. The Community Builder provided logistics support for the monthly Yesler Terrace Community Council and coordinated with community members in the following events and activities:

- Adult Art drop-in – (Meets Weekly)
- Sewing Group – (Meets Weekly)
- Vietnamese Walking Group – (Meets Monthly)
- Vietnamese Tea Time – (Meets monthly)
- Somali women's tea time – (Meets monthly)
- Seattle Public Library Story time – (Meets Monthly)
- Senior chair aerobics class – (Meets twice a month)
- Senior board games and resource time – (Meets once a month)
- Community Kitchen Dinner Party Nights – (Occurs once a month)
- Community Public Spaces Coordination – (Meets once a month)
- Yesler Neighborhood Connectors – (Meets once a month)

## Other Meetings in 2017

- January 25, 2017 – Schultz Foundation Visit
- February 8, 2017 – HUD Region X staff visit and tour
- April 5, 2017 – City Council Briefing on Yesler Redevelopment
- May 2-5, 2017 – ULI Spring Meeting Tours and Panel Discussions at Yesler
- June 27, 2017 – Dallas Housing Authority Visit and Yesler Tour
- July 6, 2017 – Yesler Youth Internship Program Your
- July 26, 2017 – Seattle University Immersion Tour of Yesler
- August 15, 2017 – Yesler Youth Media Presentation
- August 24, 2017 – Neighborhood Block Party
- September 25, 2017 – Neighborhood Block Party
- September 29, 2017 – Hoa Mai Gardens Opening
- September 30, 2017 – Connect with Yesler Celebration
- October 5, 2017 – SOIL Gallery Art Show Featuring Yesler Artists
- October 19, 2017 – HUD Assistant Deputy Secretary Tour of Yesler
- October 21, 2017 – Yesler Transit Equity Fair
- November 10, 2017 – Sen. Maria Cantwell Press Conference and Tour of Yesler



## 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 – \$50,000

2013

- HUD Public safety enhancement grant – \$80,000
- JPMorgan Chase Foundation – \$60,000
- Bill and Melinda 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
- Bill and Melinda Gates Foundation – \$30,000
- The Seattle Foundation – \$70,000

2015

- Low Income Housing Tax Credit Equity - \$21,900,000
- Bill and Melinda Gates Foundation – \$30,000
- Vulcan Inc. – \$4,000
- The Kresge Foundation - \$678,000

2016

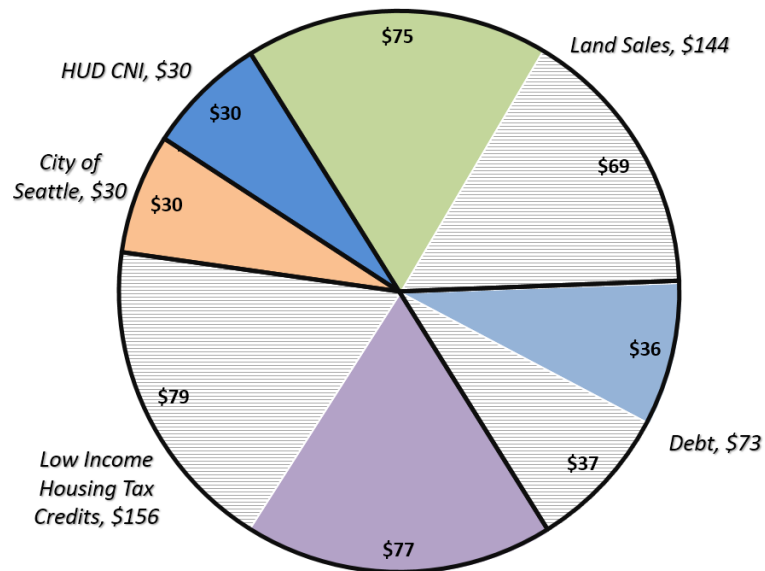
- Yesler Community Collaborative – \$15,000
- Bill and Melinda Gates Foundation – \$32,500

- City of Seattle-Home from School Pilot Program – \$193,000
- Robert Wood Johnson Foundation (Awarded Public Health Seattle King County in partnership with SHA) – \$451,000
- Yesler Land Sales Proceeds – \$5,920,000

2017

- Low Income Housing Tax Credit Equity - \$30,000,000
- Seattle Housing Levy (Office of Housing) - \$3,420,000

**Yesler Funding Progress (in Millions)**



	Secured	Future	Total
Land Sales	75	69	144
Debt	36	37	73
Tax Credit Equity	77	79	156
City of Seattle	30		30
HUD CNI	30		30
Total	\$248	\$185	\$433

## Next Steps for 2018

The funding secured to date will allow Seattle Housing Authority to progress 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 2018, will be significant in that residents will have increasing access to public spaces such as Yesler Terrace Park, Yesler Urban Farm, Off-leash area, the Fir Street Pocket Park, and completed Pedestrian Pathway. SHA staff is working with community members and stakeholders to plan for events and programs in these spaces.

### Education

- SHA will continue to partner with Seattle University as the Education lead for Yesler Activities in 2018 which will include coordination of an Education Collaborative, summer education planning, strategic planning for 2019 and beyond once the Choice Neighborhoods Grant Ends; and continued implementation on how to increase educational outcomes for children at Yesler
- Continuation of the SHA Education Engagement Specialist support for Yesler's students, providing them with education-related interventions
- Continuation of on-site after-school tutoring for Yesler students
- Continuation of Therapeutic Health Services to provide social/emotional support, academic, and wrap around services for Yesler students attending Garfield High School
- Completion of Yesler Environmental Youth Program serving eight young people from Yesler
- Continuation of the Home from School pilot at Bailey Gatzert to support homeless families and students

### Health

- Continuation of Community Health Workers supporting residents for health-related activities, including connecting residents to a medical home; wellness activities, and implementation of the Yesler needs assessment
- Continuation of Breathe Easy Program to help reduce indoor environmental toxins and improve the health of the residents
- Continuation of the partnership with Public Health to evaluate the impact of the redevelopment on Community Health

### Economic Opportunity

- JobLink plans to serve 260 Yesler area SHA residents with career and education support and place over residents 100 in employment

- Ten Yesler Terrace youth will have an opportunity to help plan, design, and implement a community mural located on the south wall of the Yesler Community Center. Youth will gain valuable work and community outreach experience; and receive a paid stipend.
- Integrated planning for summer programming with area educational partners to serve over 100 youth
- Yesler residents receive employment-building skills through the Industrial Sewing Class
- Provide residents with employment resources to help them find a job and/or receive training resources. Additional assistance includes meeting with Career Coaches to map out their individual plans for better employment. Other services will include: learning about in-demand jobs; building skills for preparing for a job, including resume writing and interviewing; developing an Individual Road Map to reach job and education goals; receive assistance to help address individual needs and take the next step; learn about education and training options, including funding for school; get help with building assets through financial training; and learn about homeownership

#### Community Building

- SHA will continue to maintain a holistic approach to creating a vibrant and sustainable mixed-income community by nurturing the Yesler Community Building Network. This community building effort seeks to increase community capacity, fostering neighborhood leadership, maximizing resources and facilitating meaningful socio-economic and cultural integration
- Developing and expanding the Yesler Neighborhood Connectors, which is a multicultural group of neighbors that aim to increase self-sufficiency, leadership and community capacity. They are unpacking ways the neighborhood can maximize the social networks, community partnerships, and collaboration
- Continue to support the Yesler Terrace Community Council by promoting neighborhood wide involvement in the council and it's decision making process
- Encourage and broaden the cultural specific affinity groups like the Vietnamese Tea time, Somali social hour and Teen Drop-In
- Organize community listening sessions that seek to build upon the neighborhood's strengths and elevate equity for all groups
- Host at least three block parties that celebrates the diversity in the neighborhood while partnering with various service providers to aid community-wide events like Juneteenth
- Increase communication among the various service providers, stakeholders and community members, which seeks to improve economic, cultural and social opportunities

## Neighborhood

- Yesler Terrace Park opens
- Fir Street Pocket Park opens
- Community inspired art installations on Green Street loop including Community Table, Grove sculpture, Flowers etc
- Completion of Pedestrian Pathway connecting Harborview Medical Center and Little Saigon
- Yesler Urban Farm along WSDOT ROW begins activity
- Yesler off-leash dog area along WSDOT ROW opens
- Wayfinding system installation begins and will be completed over next few years

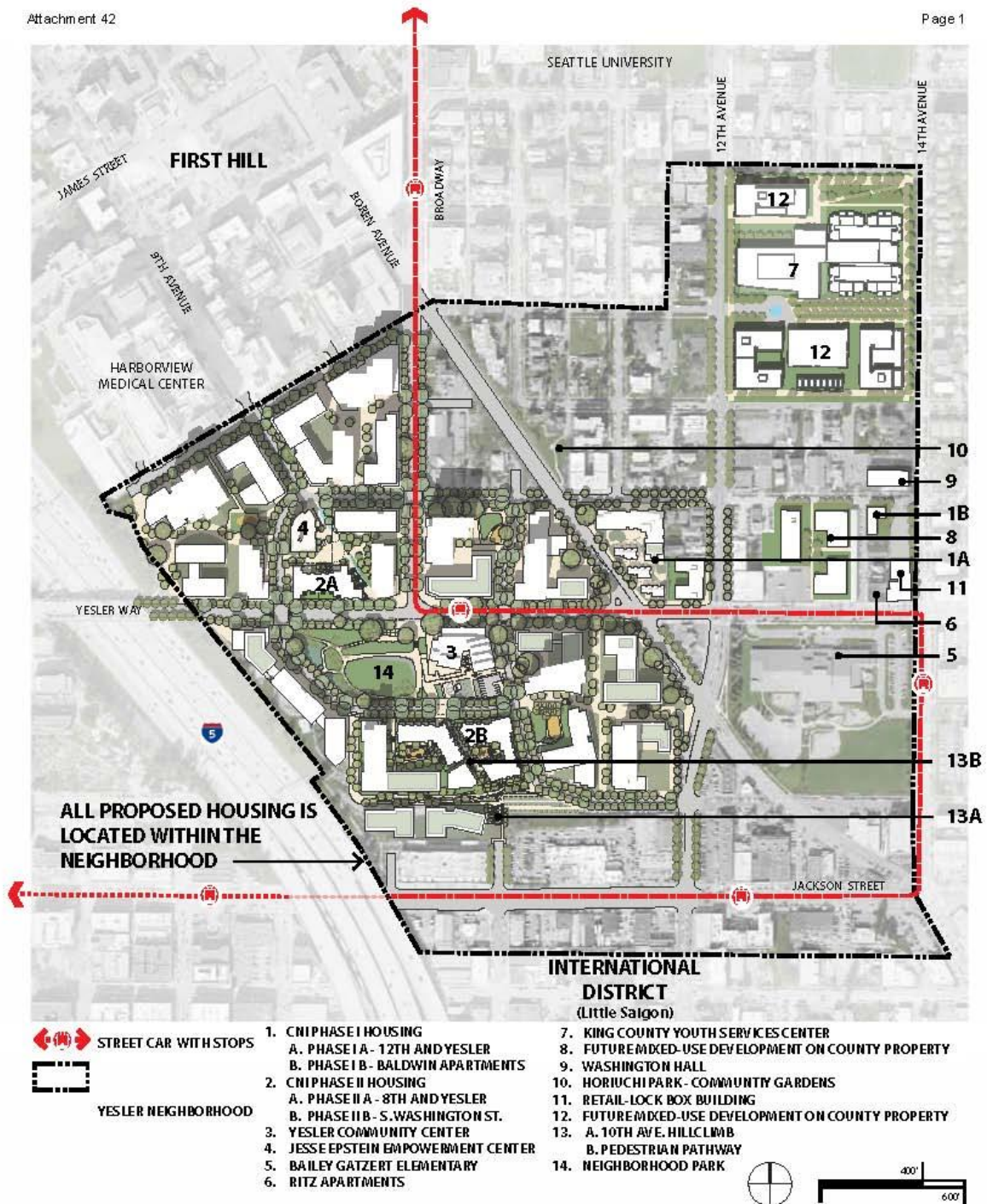
## Housing

- Continued construction by SHA of Red Cedar (119 apartments)
- Design and permitting of Hinoki by SHA (126 apartments)
- Selection of non-profit partner for affordable housing and childcare center at Yesler and 13th
- Leasing of Batik by Vulcan Real Estate (195 apartments)
- Continued construction of Cypress by Vulcan Real Estate (237)
- Construction of Modera by Mill Creek Residential (290 apartments)
- Design and permitting of Lowe (510 apartments)

## 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 2017.

**Table 1. Status of Existing Public Housing Units as of December 31, 2016**

	2013	2014	2015	2016	2017
Total Original Public Housing Units taken out of service <sup>1</sup>	50	100	126	0	142
Total Original Public Housing Units still in service	511	421	295	295	137
Total Replacement Units completed or under construction	0	0	98	50	150
Total Replacement Units in service	0	0	98	148	218
Units with Federal Operating Subsidy in Service (Original Public Housing + Replacement) Housing	561	421	393	443	355

<sup>1</sup> 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).

## Annual Housing Production Targets

In 2017, Seattle Housing completed the construction of Hoa Mai Gardens, with 70 units of replacement housing, 33 units at 80% AMI, and 8 units at 60% or below AMI.

**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
Kebero Court	9	Replacement			83	103
		60% AMI *			20	
Raven Terrace	2	Replacement			50	83
		60% AMI			33	
Hoa Mai Gardens	6	Replacement			70	111
		60% AMI *			8	
		80%			33	
Anthem on 12th	4	80% AMI			30	120
		Market Rate			90	
Batik	2	80% AMI		39		195
		Market Rate		156		
Red Cedar	8	Replacement		80		119
		60% AMI *		39		
Cypress	3	80% AMI		48		237
		Market Rate		189		
Modera	5a	80% AMI	77			290
		Market Rate	213			
Hinoki	5a	Replacement	73			126
		60% AMI *	53			
Lowe	5b	80% AMI	136			510
		Market Rate	374			
KC Records	10	Replacement	73			125
		60% AMI *	52			
Total Units			1051	551	432	2034

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

**Table 3. Proposed Annual Production Targets**

Unit Type	Affordability	Proposed Date of Completion						Total Units
		Phase I		Phase II				
		2013	2014	2015	2016	2017	2018	
Project-Based Housing Choice Voucher Unit	0-30% AMI		15	83	50	70	80	298
Affordable Rental Housing	60% AMI			20	33	41	39	133
Affordable Rental Housing	80% AMI			30			39	69
Market Rate Rental	Above 80% AMI			90			156	246
Total new units to be available for lease-up			15	223	83	111	314	746

Seattle Housing Authority will deliver housing units that meet the needs of different household sizes. Table 4 shows the unit types completed to date.

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 4. New Housing Units by Bedroom and Affordability Built to Date**

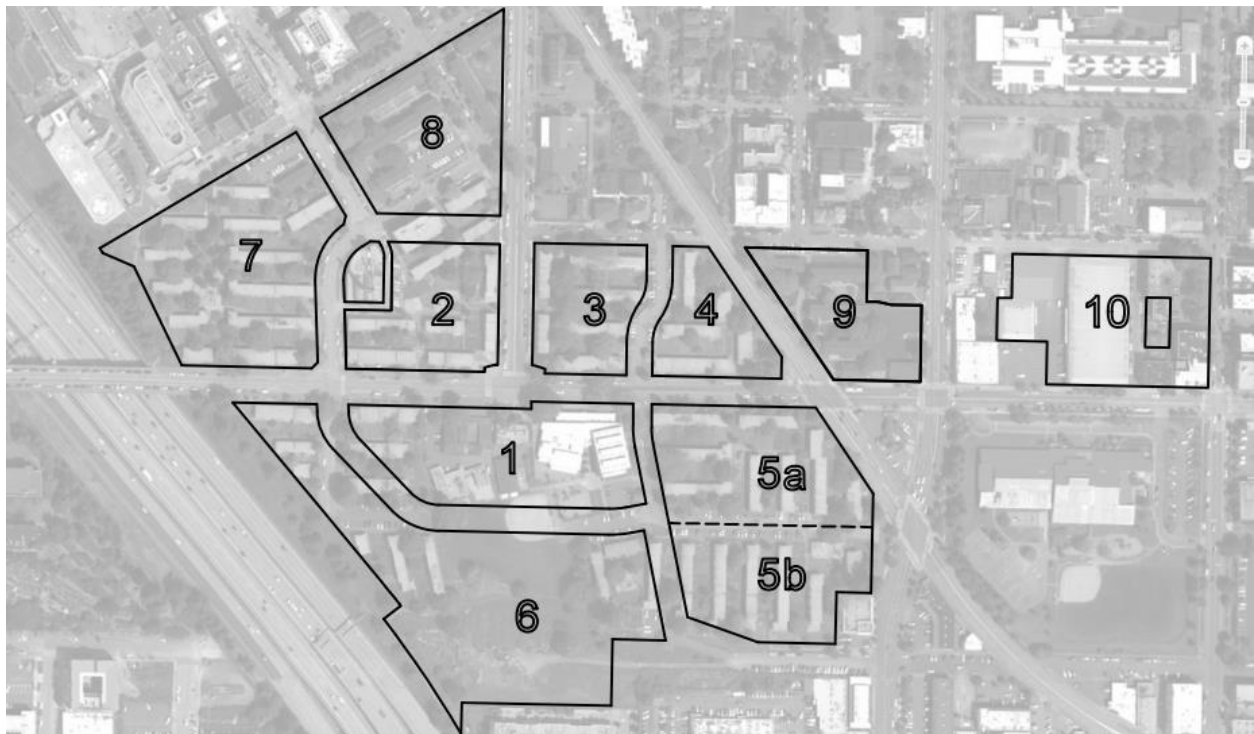
Building	New Units								Total Units
Bedroom Sizes	1		2		3		4		
Affordability	R	60%	R	60%	R	60%	R	60%	
Baldwin Apartments	15								15
Kebero Court	39	14	35	2	5	2	4	2	103
Raven Terrace	40	30	8	2	1	1	1	0	83
Hoa Mai Gardens	27	24	28	15	11	1	4	1	111
Total Units	121	84	71	19	17	4	9	3	312

R = Replacement Housing

**Table 5. Projected New Replacement Housing Units by Block**

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							70				
Red Cedar									80		
Hinoki					73						
King County Records											73
<b>Total Units by Block</b>	0	50	0	0	73	0	70	0	80	83	88

**Map of Yesler Terrace by Block Number**



## Appendix C – Yesler Terrace Park Concept Plan

JANUARY 2016 CONCEPT PLAN



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## Appendix D – Community Building Network

