



Seattle Housing Authority

2018 Yesler Annual Implementation Report



In this report:

New Affordable &
Workforce
Housing

Employment
Initiatives

Community
Building

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Equitable Creative
Placemaking

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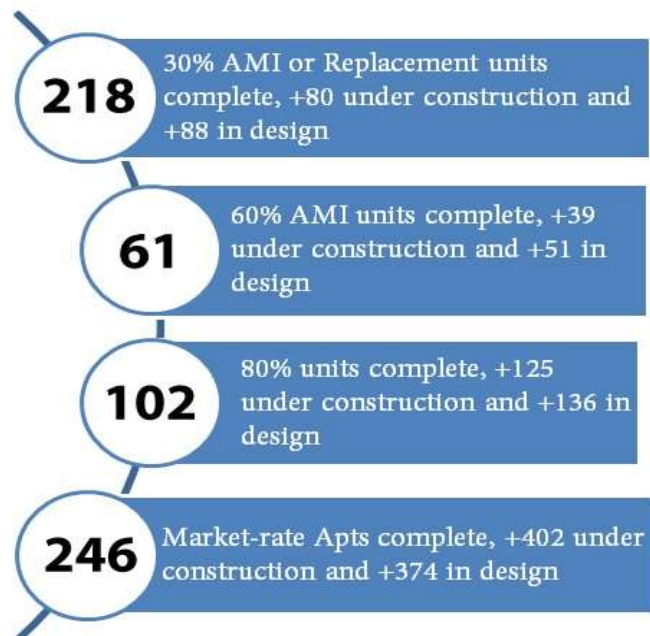
Introduction

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 transforming into 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 Robert Wood Johnson Foundation.

This report will highlight the major accomplishments for redevelopment efforts in 2018 which include:

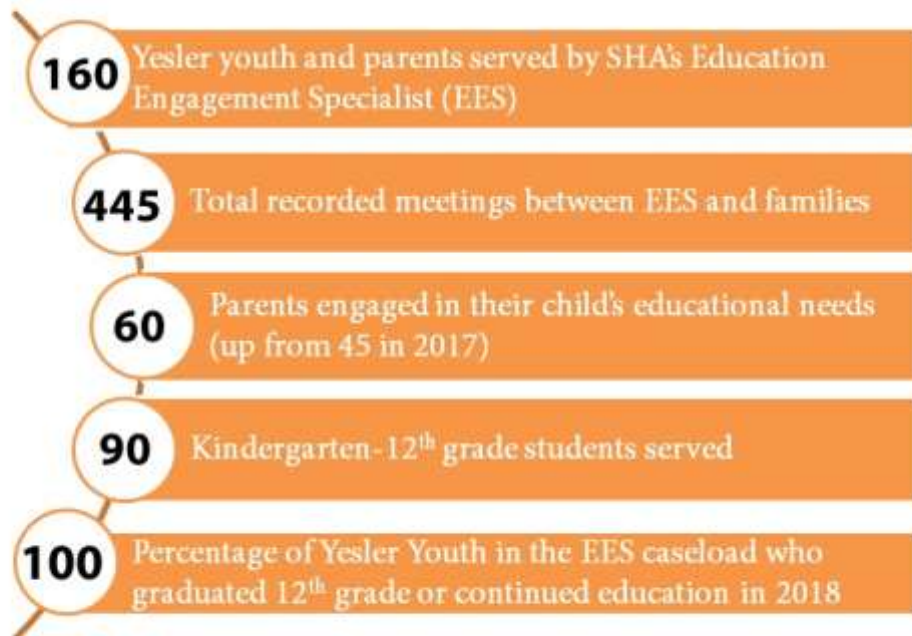
Housing for All Incomes



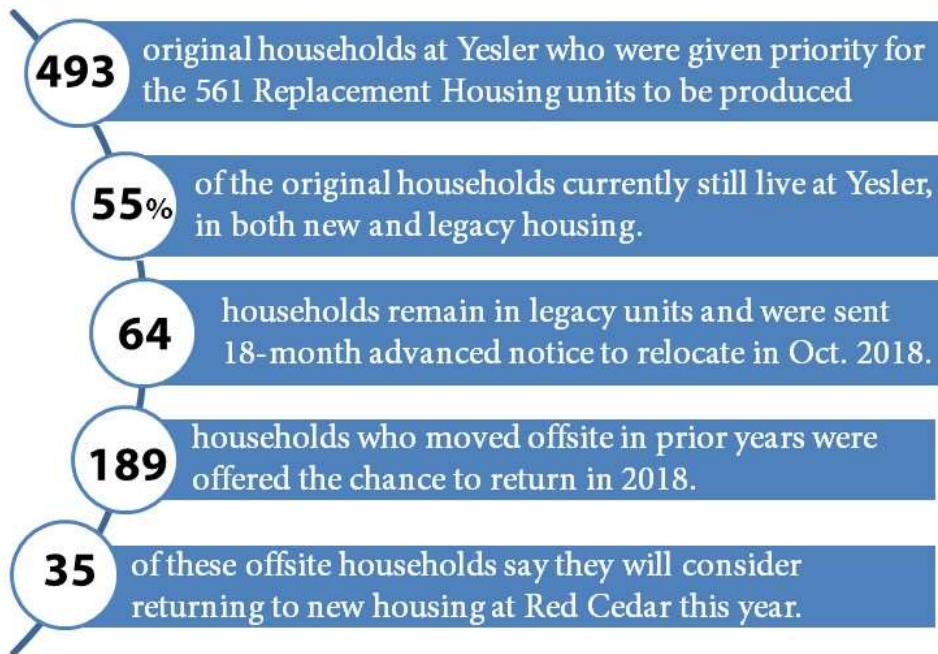
A Complete Neighborhood



Quality Education for All



Original Yesler Residents



Economic Opportunities



Investing in People, Neighborhood, and Housing

Seattle Housing and our partners are well underway in implementing a comprehensive approach to redeveloping Yesler Terrace into 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 continue to regularly attend a wide variety of community meetings to get input and feedback on housing and neighborhood design and on program activities.



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

Partnerships and ample gathering spaces provide opportunities to strengthen neighborhood cohesion at Yesler. The renovated Epstein Opportunity Center houses, Neighborhood House's Early Childhood Assistance and Education Program, Catholic Community Services Youth tutoring program, community rooms and SHA's JobLink program. Raven Terrace has space for community gatherings and is home to Neighborhood House family support workers and NeighborCare Health community health 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 regularly visited by Seattle Public Library programs. Washington Hall is home to organizations Historic Seattle, Voices Rising, Hidmo and 206 Zulu. In August 2018, Yesler Terrace Park opened for public enjoyment.

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 2017-18 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.



During the 2017-18 School Year, the Seattle University tracked and analyzed multiple academic indicators for Yesler youth. While reading the results of this year's analysis, it is best to keep in mind that most cohorts had fewer than 15 students each and three cohorts had fewer than 10 students in them. The Kindergarten cohort in 2017-2018 represented the smallest cohort in the history of the Collaborative ($n = 3$ students). We chose not to include Kindergarten readiness test scores for this cohort in order to protect student privacy. In addition, only students who completed SBAC assessments are included in the math and ELA proficiency analysis; three students were not included in the analysis because they did not complete the assessment. The small sample size plays a part in how dramatically outcomes appear to shift in both positive and negative directions for the cohorts.

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This report found mixed trends across the five academic performance indicators:

- **Kindergarten Readiness:** 3 students from Yesler Terrace transitioned into Kindergarten in Seattle Public Schools. Their kindergarten readiness scores are not in this report to protect student privacy.
- **ELA Proficiency:** Proficiency rates varied greatly in magnitude and direction by cohort.
- **Math Proficiency:** Proficiency rates varied greatly in magnitude and direction cohort.
- **Attendance:** Overall, 67% students in grades K-5 missed fewer than 10 days of school.
- **12th grade Completion:** 100% of the students on the SHA Education Engagement Specialist (EES) caseload either graduated or continued their education in June 2018. Out of all Yesler Terrace seniors, 47% of the students graduated. A highlight this year was the 2018 cohort of students working with the EES achieved the highest rate of success to date.

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 a unique role working to facilitate success in education for Yesler families and youth. She is focused in the following areas:

- **Intervention:** The Education Engagement Specialist Saadia Hamid worked with Bailey Gatzert, Washington Middle School (WM), and Garfield High school on students' absenteeism, behavior control, academic support and suspension issues. She supported families to attend school conferences, participate in school activities, request information and work with schools to support students' progress and improvement plans. Families were able to communicate their concerns and share their needs.
- **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 and resolved.
- **Partnerships:** The EES worked with Seattle University and Chinese Information Center to continue offering play and learn groups at Kebero Court. She also partners with Seattle Public library to run story

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time in two of the SHA buildings. In addition, she supports the after school programs in the schools and in the community.

The EES worked with Washington Middle School and Bailey Gatzert Elementary to host family listening sessions at the schools. She helped recruit parent volunteers to be assigned to the neighborhood schools to serve as representatives of the community. Part of the role of the community leaders is to serve as a communication hub to relay information from other community members to school staff and vice versa. The EES also met with community education leaders to address current school issues and encouraged the leaders to share their experiences with each other. The community leaders invited other professionals to share information that is relevant to their needs. The EES also offers educational activities at Yesler in collaboration with student volunteers and community members. Educational activities included reading, math and science nights, poetry, and children's story time. Finally, the EES partnered with Neighborhood House, Chinese Information Center and Seattle Public Schools to host kindergarten Enrollment activities.

Activities for the 2017/2018 academic school year, include:

- 160 – Total number of youth and parents served by Saadia during the 2017-2018 school year;
- 60 – Parents engaged in their child's educational needs;
- 90 K-12 students served, 20 Preschool students served;
- 445 Total number of recorded meetings during the 2017-18 school year.

Home from School

SHA launched the Home from School pilot at Bailey Gatzert Elementary School for the 2018-19 school year. The pilot was extended for the 2018-19 school year in order to provide stable housing for homeless students and their families in the Gatzert school attendance area. A total of 51 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.
 - **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.

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

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- 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 2018, the Community Health Workers completed 16 individual 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.

Addressing Behavioral Health and Social Isolation

- In 2018, 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

Looking towards 2019 and beyond, the Choice Neighborhood Educational Collaborative, in partnership with Seattle University will continue its deep commitment to ensure that neighborhood youth are supported and successful in school. The Collaborative will work to improve academic outcomes by infusing more family voice into our collective plans, focusing on a language justice strategy, building the neighborhood workforce capacity, and preparing for neighborhood growth resulting from the redevelopment of Yesler Terrace. The Collaborative will ensure that education initiatives are coordinated and supported by evidence based practices.

The Collaborative will continue to work with partners and parents to explore ways to support young children preparing for kindergarten. Beginning in 2019, Seattle University, Seattle Housing Authority, and neighborhood early learning providers will be developing a stronger network and strategy for early learning. Funded by the Bainum Family Foundation, this work should provide greater connectivity, collaboration, and progress on shared goals among all stakeholders.

Seattle University and Seattle Housing Authority and other neighborhood partners continue to explore the most appropriate and impactful strategy to support high school students in completing high school and having college and career options. One emerging focus is deepening and expanding leadership capacity among neighborhood youth with a focus on academic and civic skills. The collaborative will develop a more definitive plan in 2019 and 2020.

Assessing the Impact of Redevelopment Activities at Yesler

In 2018, SHA, in partnership with Public Health—Seattle & King County, continued 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

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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.

Multiple sources of data were analyzed from 2012 through 2016, which included Medicaid claims, Seattle Housing Authority administrative data, Education data (math, reading, and graduation), Yesler Terrace annual resident survey, Seattle Police Department crime and 911 data.

The main study questions include:

- What is the combined impact of the redevelopment strategies on residents' **health and well-being** (e.g., ED visits, chronic disease)?
- What is the combined impact of the redevelopment strategies on the **community-level intermediate outcomes** (e.g., crime, employment)?
- Who is **more likely to benefit**?



The resident survey suggests that social cohesion increased significantly from 2015 to 2016 among all language groups. When results are broken down by the two primary language groups in Yesler, we begin to see differences between and among YT residents. For example, perceptions of strong community connection were very high in 2015 and remained high in 2016 among African language speakers, whereas sharp increases in different aspects of community connection were observed among Vietnamese-speaking residents. From 2015 to 2016, a higher proportion of YT residents reported that YT was a safe place to live, and that there were fewer problems with drugs and alcohol and violent activity.

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.

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

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council celebrated its 50th anniversary and effectively raise their voice to address concerns impacting the neighborhood's wellbeing.

- The annual Juneteenth celebration to commemorate the abolition of slavery in the United States is held each year at Yesler and is organized by several 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 and stakeholders attended the Yesler Park Grand-Opening and the RAVE Field.
- Three block parties took place in the late summer 2018.
- Over a hundred and fifty neighbors attended the Yesler Night Out event on August 7th, which was led by a market rate resident and the first Night Out event since the start of redevelopment.
- Several cultural events took place during the year that developed agency within smaller ethnic Yesler communities while creating cultural awareness about the various groups that call Yesler Terrace home.
- 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. In 2018, several programs and efforts were enhanced as the result of the new relationships when the trust was built across the community.

Community Building through the Arts and Equitable Creative Placemaking

August 2018 marked the close of a three year grant fund from the Kresge Foundation, supporting the integration of arts program into the redevelopment of Yesler Terrace. Projects included initiatives ranging from artists creating permanent public art works to artists working on community and economic development initiatives. Designed to serve a range of stakeholders, these arts programs allowed residents and neighbors to reflect on community identity, honor the past, and artfully explore the Yesler's future. 2018 highlights include:



The development of four portrait medallions by Artist Charles Parrish, a 40 year resident of Yesler Terrace and current tenant in Raven Terrace. Inspired to bring Yesler's history to future generations, Charles is featuring four historic figures Jesse Epstein, Henry Yesler, Irene Miller Burns, and Arthur Langlie in his art works.

A community art exhibition at the Seattle Art Museum (SAM). In June 2018, Yesler residents displayed their original artwork at SAM for one month. Two grand opening events

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celebrated resident drawings, paintings, original fashions designs and accessories, and a community quilt. SHA and SAM continued to partner on a “Design Your Hood” program offered by SAM for Yesler teens in the fall.

A neighborhood art space located in a Yesler Terrace original apartment. Transformed by Artist Rachel Kessler and Yesler residents, the unit included a community gallery and gathering space while bedroom walls featured original art installations by residents. Over a period of several months, residents, community builders, and youth leaders used the space for art clubs, cookouts, movie nights, neighborhood meetings, and art and music workshops ranging from printmaking to virtual reality and the space attracted participants from YT seniors to SHA staff and carpenters working on private development construction in the neighborhood.

Regular arts programming hosted in residential buildings Hoa Mai Gardens, Kebero Court, and Raven Terrace. At Hoa Mai Gardens and Raven Terrace, Artist Rachel Kessler held biweekly art clubs in building community rooms and lobbies. At Kebero Court, nonprofit organization Muses Conscious Fashion Studio held weekly sewing clubs where residents learned machine sewing and worked on original creations. As part of the sewing program, organizers and resident volunteers held monthly Pop-Up Sewing Events, where attendees could bring garments to be fixed and take part in sewing projects.



Artists Alessandra Panieri and Dan Barsher installed Yesler Blossoms along the Yesler pedestrian pathway between Raven Terrace and Batik buildings. Developed from a series of workshops and conversations with residents, Yesler Blossoms features a vibrant 19 foot flower sculpture that references significant plants and flowers and celebrates a strong tradition of gardening and neighborhood growth. Original old Yesler paving stones, cardinal direction signs, and root form inlays in a green circular foundation point to the community's rich and diverse cultural

histories. Seating provides a place to enjoy the view and new landscape. A community celebration was held in November 2018 and featured the artist, residents, and significant contributors such as Andersen Construction.

The Summer Youth Media Program, a partnership between SHA, Seattle University, and Seattle Parks and Recreation, was held July 10 – August 21, 2018. The program focuses on the development of video skills, storytelling, and collaboration, and inspires youth to be powerful voices for their community through civic dialogue, photography and film. 15 students presented their works at the Frye Art Museum at the end of the program.

Three youth media students were selected as Yesler Terrace Youth Ambassadors for a community mural celebrating the neighborhood. Led by Urban Art Works, a non-profit youth mural organization, youth from YT

and surrounding area neighborhood collaborated with artists to collect community feedback and develop and install a mural in Yesler Terrace Park.

Art initiatives at Yesler Terrace were featured in a Neighborworks America Training Institute. In spring 2018, representatives from Art Place, a national funder of the arts, Neighborworks, and housing agencies across the country participated in a two day learning visit at Yesler Terrace. A corresponding seminar was offered by Neighborworks in fall 2018.

Employment Initiatives

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

JobLink

In January 2018, SHA launched JobLink, a restructure of its adult employment and education services into a single program. JobLink provides 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 colleges and four year universities and connects residents with employers including many in downtown and surrounding neighborhoods, including the Washington State Convention Center, Hilton Hotel, Swedish Hospital, Aegis Living and others. JobLink provides each resident with comprehensive job coaching and supports their progression along the economic security continuum.

The new program includes more rigorous client assessment and data accountability. Clients are required to be more actively engaged, and demonstrate a higher level of commitment to personal growth and outcomes. We are actively engaged in a variety of outreach efforts across Yesler and with former Yesler residents to ensure we reach all those in need of education and training, employment or a better career.

2018 employment accomplishments include:

- JobLink staff achieved the following results from providing coaching services:
- 76 enrollments for ongoing case management and employment readiness and job placement
- 23 job placements with an average wage of \$16.27/hour and a median wage of \$15/hour.
- 10 residents enrolled in postsecondary education (8 community college, 2 university).
- JobLink staff implemented a recruitment campaign and canvassed Kebero Court, Raven Terrace and Hoa Mai Gardens on a weekly basis to build both awareness of JobLink and a presence with each property management office.
- JobLink staff conducted a survey of the Yesler Community that included 165 households knocking on doors and leaving JobLink information behind. The team talked to 20 households to assess specific interests of the community, timing preferences for Orientation, and whether residents have heard about JobLink.

Key highlights include:

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- 60% of respondents have heard about JobLink with the invitation letter for orientation serving as the primary vehicle for communication. 20% of respondents received the letter.
- 50% of respondents are currently working.
- 25% of respondents are interested in getting a job; 20% are interested in getting a better job; and 25% are interested in going back to school or college.
- Nearly 40% of respondents are interested in an evening orientation session.
- As a result of the survey, the JobLink staff hosted 2 evening orientation sessions, a Saturday orientation, and a transportation-focused Open House to connect with the community and boost awareness of the new program.
- JobLink also participated in several community events including: the Neighborhood Night Out and the Yesler Park Opening Community Celebration.

Employment Success Stories

- *John F. enrolled in JobLink after hearing about the program through the JobLink College Navigator. John, a veteran, wanted support to earn his AA degree. He experienced trauma during his military service and also recently transitioned to housing from homelessness. With combined services from the JobLink Career Coach and College Navigator, John enrolled in classes at North Seattle College focused on Business Information Technology. He completed his business transfer degree and plans to finish his BAS in International Business at North Seattle in 2020. The JobLink team follows up with him to ensure that he is seeking treatment for his condition so that he can focus on school.*
- *Justin V., a 23 year old man, joined JobLink to take the next step on his career path. Although he attended Seattle Central and completed the YearUp program, Justin continued to search for a good job. With support from his JobLink Career Coach, Justin was referred for a temporary data entry position with SHA. After four months on the job, there was a Permanent Assistant Property Trainee position open in his department. Justin applied for the promotion and he was offered the job with full benefits. Justin enjoys his work and SHA staff will continue to encourage him as there is a lot of opportunity for Justin to grow with this agency.*

Yesler Relocation

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

The relocation of residents for the redevelopment of Yesler Terrace was conceived with a phased approach that allowed the majority of residents to remain living in the community throughout the redevelopment, rather than relocating away all at once. The initial phase of relocation began on July 2, 2012, when all 493 households residing at Yesler Terrace were informed that they were officially eligible for relocation assistance and would be given at least 18 months' notice before plans to demolish their apartment for redevelopment were put into action. In the intervening years, residents have been asked to move as needed, some moving offsite but most transferring within the property or moving directly into new housing. 2018 marked the beginning of the last phase of relocation. The final group of 64 households who have continued to live in the remaining 124 units of original housing built in 1939 were given their deadline to move by April 1, 2020, as those units will be demolished to make way for new infrastructure, pocket parks, and new buildings. This area

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will include subsidized housing owned by Seattle Housing Authority as well as buildings constructed by private developers for housing, offices and other uses.

Over the course of redevelopment, residents have been consistently been offered the choice to move directly from the old apartments at Yesler Terrace into new Replacement Housing built onsite, transfer to another old apartment not yet scheduled for demolition, or to relocate offsite. In order to minimize the time residents live away from Yesler, those residents who chose to move offsite are offered the first opportunity to lease an apartment as new buildings are built. No new Replacement Housing was completed in 2018, but 190 households who live offsite were contacted by mail to inform them of the opportunity to return to Red Cedar in 2019.

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.

2018 Relocation activity

- 64 households were given an 18-month notice to relocate for the redevelopment.
- Fourteen (14) households who lived in old Yesler Terrace units were given notice by the property management office to transfer elsewhere due to security issues in the nearly-vacant buildings along Yesler Way. While this was a management decision not driven by imminent construction or land sales, as for all the previous phases, Seattle Housing Authority paid for moving costs and offered all relocation assistance as if the moves were required by the redevelopment project, as described in the Relocation Plan. Of the 14 households, five simply transferred to other old Yesler units on site, four used Housing Choice Vouchers to relocate away from Yesler, two moved directly to Replacement Housing at Yesler, one moved to other Public Housing locations near Yesler, and two moved to Senior Housing near Yesler.
- Phase 3c with 15 households began in 2016 and concluded during 2018. The households in this phase had been granted eligibility for relocation assistance in 2016 but no deadline to move was set, as described in the Phase 3c Addendum to the Relocation Plan submitted to the City of Seattle. In January 2017, these households received their 18 month's advanced notice that the two apartment buildings would be demolished by July 2018 for the completion of SHA's replacement housing building called Red Cedar. Most relocated in 2017, and the four households who remained in 2018 relocated successfully before the building was demolished in mid- 2018 for the construction of the access drive for the parking garage of Red Cedar.
- Seattle Housing Authority provided the following relocation services for relocating residents in 2018 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.

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- 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 2018, SHA staff initiated three community meetings, participated in nine meetings organized by other community organizations at Yesler (such as the Yesler Community Council,) and provided a total of 126 counseling sessions with residents regarding relocation, with interpretation available in eight different languages.

Seattle Housing Authority will continue assist 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 Improvements

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

Neighborhood Improvements Completed in 2018:

Seattle Department of Parks and Recreation opened the new Yesler Terrace Park in August 2018. The 1.75 acre park, on land in the heart of Yesler Terrace donated by SHA, is unique in the city, being programmed for intensive use in what will be the densest neighborhood in the city. The park includes: a large plaza adjacent to the existing Community Center; picnic tables and a spray park in the plaza; an extensive play area for younger children; a small soccer pitch for pick-up soccer; a basketball court; and a huge multipurpose lawn area. A winding pathway through the terraced park completes an accessible path of pedestrian travel linking the new neighborhood to its neighbors north (First Hill) and south (Little Saigon) and those neighborhoods to each other for the first time.

- Infrastructure work in the southern part of the site was completed with the reconstruction of S. Main St. between the new 10th Avenue extension (completed in 2016) and 12th Avenue. With this the pedestrian and vehicular circulation connecting Yesler to Little Saigon is complete. Also part of the S. Main St project are the completion of utility systems serving the southern part of the site.
- Completed Block 5 housing demolition.
- Overall SHA's completed \$3.528 million of demolition and infrastructure improvements in 2018.



2019 Projects Underway

- Three housing projects in Block 5, including one by SHA (Hinoki) are in various stages of design and construction. The projects include the construction of the access drive in Block 5 as well as the second Pocket Park, located between Hoa Mai Gardens, Hinoki, and private development to the east.
- Summer 2019 will see the construction of a massive earth retaining system to stabilize the old landslide mass in Block 6, allowing for future development of that part of the block. Then in 2020, in the same area the access roadway and utilities will be constructed to serve those lots and connect them to the rest of the neighborhood.

Summer 2019 will also see the completion of infrastructure in the northern part of the site, including new sewer and water lines as well as new street pavements in 9th Avenue and Alder Street. With this, all of SHA's obligation to the City, for infrastructure in the rights-of-way, for all of Yesler Terrace, will be fulfilled.

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).

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- The master plan includes a system of well-lit, accessible pedestrian pathways extending from 9th Avenue and Fir Street to the 10th Avenue Hillclimb. The system is now complete with the opening of the Yesler Terrace Park, providing accessible travel between First Hill and Little Saigon.

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 like 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.

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

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of our buildings as is feasible. SHA has been able to take advantage of local and nation 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:

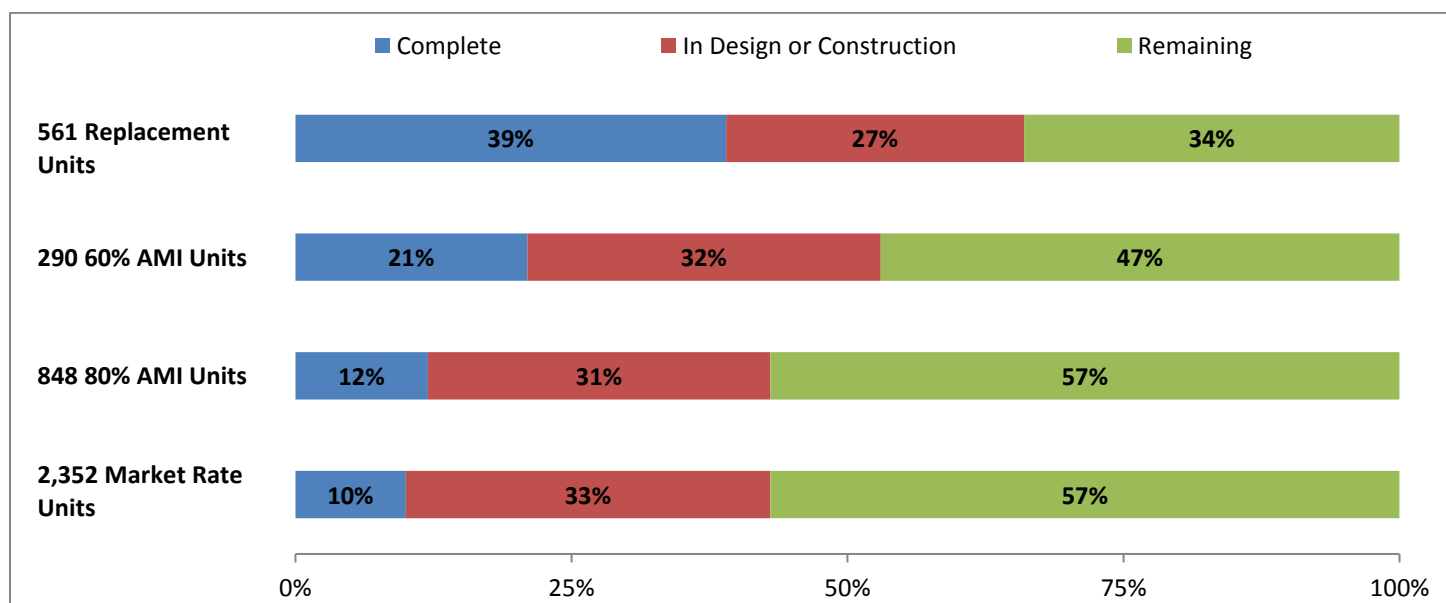
- The Epstein Opportunity Center, formerly the Yesler Steam Plant, also includes a heat-recovery ventilation system to improve the energy efficiency of the building and support building users who may have respiratory issues.
- Seattle Housing Authority's WaterSmart Program, introduced at Kebero Court, 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 2018, 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 45 GPCD.
 - Hoa Mai Gardens' daily usage is at 25 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.
- A total of 122,903.426 tons (approximately 86%) 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. Anthem on 12th, developed by Spectrum Development Solutions achieved LEED Silver certification. Red Cedar (95% completed construction) and Hinoki (30% design) will voluntarily meet this standard. Vulcan Real Estate, developers of the Batik and Cypress buildings, are currently undergoing certification and LEED Platinum is being targeted for both properties.
- 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 includes a rainwater-harvesting system and a proven solar system to pre-heat domestic hot water.

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Housing

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

Yesler Housing Progress



All residential buildings at Yesler welcome a wide range of people from various ethnic, cultural and socioeconomic backgrounds. Yesler's buildings (public and private), provide a range of sizes of units, high degree of accessibility, and a full range of affordability.

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, 139 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 150 low-income apartments. This project is expected to be completed in Q2 2021.

Private Sector Housing Development

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- Anthem on 12th 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), completed in 2018, includes 195 apartments, 39 of which are available to households with incomes up to 80% AMI. In 2019, Batik will open the Tougo Coffee shop in its ground-floor retail space. The building also includes a community kitchen, where potlucks and events will be hosted for the entire neighborhood.
- Cypress (Vulcan Real Estate) is currently under construction 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 currently under construction. The projected is expected to be complete in Q2 2020.
- Lowe Phase 1 (318 apartments) and Phase 2 (192 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.

Non-Profit Sector Housing Development

- A proposal by the Seattle Chinatown International District Preservation and Development Authority, in partnership with Capitol Hill Housing was accepted to build 150 affordable apartments, including 92 units of Replacement Housing (up to 30% AMI) and 58 units (up to 60% AMI). The project is expected to be completed 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.

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

Property	Estimated Completion	Affordability Level	# of Units	Total Planned Units	Total Units Completed to Date
PHASE 1					
Baldwin Apartments	Q4 2014	Replacement Housing ¹	15	15	15
Kebero Court	Q2 2015	Replacement Housing ¹ Up to 60% AMI	83 20	103	103
Anthem on 12 th	Q2 2015	Up to 80% AMI Market-Rate	30 90	120	120
PHASE 2					
Raven Terrace	Q1 2016	Replacement Housing ¹ Up to 60% AMI	50 33	83	83
Hoa Mai Gardens	Q2 2017	Replacement Housing ¹ Up to 80% Up to 60% AMI	70 33 8	111	111
Batik	Q2 2018	Up to 80% AMI Market Rate	39 156	195	195
Red Cedar	Q1 2019	Replacement Housing ¹ 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 ¹ Up to 60% AMI	88 51	139	
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	92 58	150	
TOTAL UNITS				2072	627

¹ 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 2018, Seattle Housing and our partners conducted outreach to engage Yesler residents for input on open space and housing design.
 - The design teams for 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 10th Ave South Pocket Parks.

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- 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 25 & 26 for more detail on the committed funding sources received to date.

Community Engagement

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 2018, the Yesler Citizen Review Committee did not meet. Seattle Housing staff met regularly with the CRC Chair and several progress updates on redevelopment efforts including construction, services, and community building were sent directly to CRC members.

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 9, 2018
- February 13, 2018
- March 13, 2018
- April 10, 2018
- May 8, 2018
- July 10, 2018
- August 14, 2018
- September 11, 2018
- October 9, 2018
- November 13, 2018

P-Patch Community & Yesler Urban Farm

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

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plots were assigned. In 2017, another P-Patch (20 plots) at Hoa Mai Gardens were completed and are in use. Another P-Patch is currently being designed and will open with SHA's Hinoki Building in 2020. 2018 also saw the beginning of activities on the Yesler Urban Farm. Located in the WSDOT right-of-way along Interstate 5, the farm has a number of activities planned for 2019, including youth programs for Spring and Summer and hosting a bio-sciences class from Seattle University for spring quarter 2019.

Meetings Regarding the 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:

- April 19, 2018 - Meeting with residents about redevelopment updates and security issues in old Yesler Terrace buildings along Yesler Way
- August 17, 2018 – Housing Choice Voucher information meeting for residents
- October 18, 2018 – Community meeting about the beginning of Phase 5 relocation and 18 month notice.
- October 24, 2018 – Relocation Update at Vietnamese Community Tea Time
- 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)
- Ethiopian and Eritrean Coffee Social – (Meets bi-weekly)
- Vietnamese Tea Time – (Meets monthly)
- Somali/Oromo women's tea time – (Meets twice a month)
- 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 Public Spaces Coordination – (Meets once a month)
- Yesler Neighborhood Connectors – (Meets bi-monthly)

Other Programs/Meetings in 2018

- July 29,, 2018 – Rave –Sounders Yesler Celebration at Century Link
- August 16, 2018 –Yesler Youth Media Presentation
- August 17, 2018 – Neighborhood Block Party
- August 7, 2018 - Yesler Night Out
- August 25, 2018 – Yesler Park Grand Opening
- October 13, 2018 – “Yesler on the Move” Transit Equity Fair
- September 14, 2018 - Rave Foundation Field Dedication
- September 27, 2018 – Neighborhood Block Party

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- October 24, 2018 – Seattle Art Museum Youth Design Your Neighborhood Installation
- November 1, 2018 – Neighborhood Block Party
- November 16, 2018- Yesler Community Thanksgiving Celebration

Funding Summary

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

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- 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

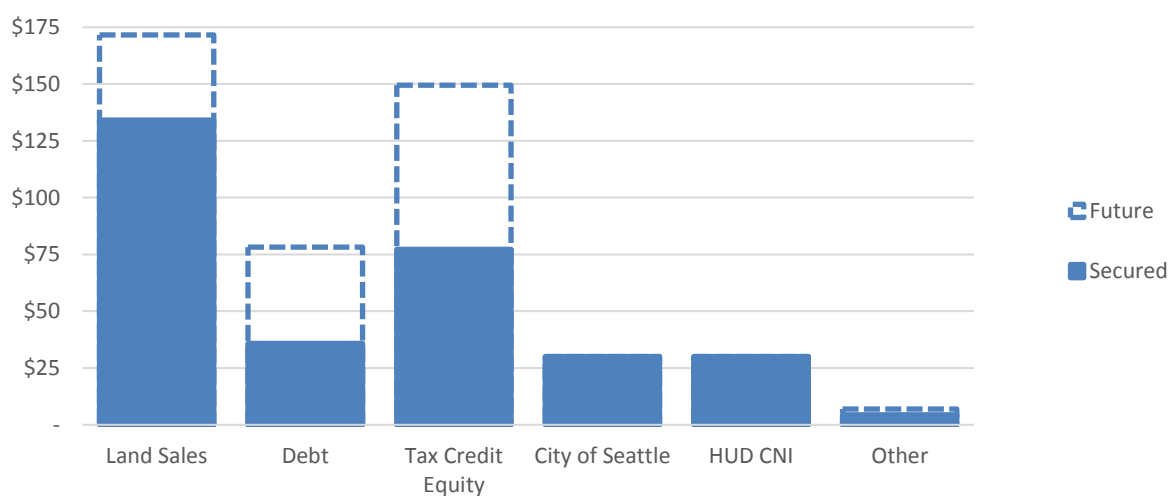
2017

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

2018

- Yesler Land Sale Proceeds – \$20,000,000
- Kresge Foundation Arts and Culture Grant, Round 2 – \$300,000
- Seattle Department of Neighborhoods Grant – \$5,000
- Seattle Public Utilities Grant – \$15,000
- Neighborworks/ArtPlace Training Institute – \$3,500

Yesler Funding Progress (in Millions)



	Total	Secured	Future
Land Sales	\$172	\$134	\$38
Debt	\$78	\$36	\$43
Tax Credit Equity	\$150	\$77	\$72
City of Seattle	\$30	\$30	-
HUD CNI	\$30	\$30	-
Other	\$7	\$4	\$3
	\$466	\$312	\$155

Next Steps for 2019

The funding secured to date allows Seattle Housing Authority to move forward with building affordable housing for a wide range of incomes, complete the necessary infrastructure work and utility replacements, and provide important amenities and services to the community. Community members are ongoing participants, providing valuable input as the planning and implementation process progresses.

2019 will bring even more significant change to Yesler. Over 350 new affordable, workforce, and market-rate apartments will open in the first quarter. A new pocket park will also open at Broadway and Fir Street. SHA staff is working with community members and stakeholders to plan for events and programs in Yesler's wonderful open 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; and wellness activities,
- 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

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- 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

- Fir Street Pocket Park opens
- Community inspired art installations on Green Street loop including Community Table, Grove sculpture, and Portrait Medallions
- Yesler Urban Farm along WSDOT ROW begins activity
- Yesler off-leash dog area along WSDOT ROW plan advances
- Wayfinding system installation begins and will be completed over next few years
- Artist/Cultural consultant to work on Corridor Activation with community input.
- On Block 6, SHA will construct a private access drive for Block 6, including hillside stabilization and electric/sewer infrastructure improvements
- In addition to Block 6, private access drives are under design or construction in Blocks 5 and 7. These improvements will complete the redesign of the Yesler neighborhood street grid.
- Infrastructure improvements (sewer/electric) to the intersection at 9th and Alder Street.
- Completion of street infrastructure improvements, including lighting, sidewalks, and driveway access at Main Street.

Housing

- Completed construction by SHA of Red Cedar (119 low-income apartments), with leasing expected to begin in opening in Q1 2019.
- Design and permitting of Hinoki by SHA (139 low-income apartments).
- Design and permitting of the proposal by non-profit partners, the Seattle Chinatown-International District Preservation and Development Authority (SCIDpda) and Capitol Hill Housing to build affordable housing and childcare center at Yesler and 13th (150 units).
- Completed construction of Cypress by Vulcan Real Estate (237 apartments, including 48 units available at up to 80% AMI.)
- Construction of Modera by Mill Creek Residential (290 apartments, including 77 units available at up to 80% AMI)
- Design and permitting of Lowe (510 apartments)

An Evolving Neighborhood: The Redevelopment of Yesler Terrace



* AMI - Area Median Income

For more detail, visit seattlehousing.org

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 2018.

**Table 1. Status of Existing Public Housing Units
as of December 31, 2018**

	2013	2014	2015	2016	2017	2018
Total Original Public Housing Units taken out of service ¹	50	100	126	0	142	0
Total Original Public Housing Units still in service	511	421	295	295	137	137
Total Replacement Units completed or under construction	0	0	98	50	150	80
Total Replacement Units in service	0	0	98	148	218	218
Units with Federal Operating Subsidy in Service (Original Public Housing + Replacement) Housing	561	421	393	443	355	Table

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).

Annual Housing Production Targets

In 2018, Vulcan Real Estate completed the construction of Batik, with 39 units of workforce housing at 80% AML, and 156 units of market rate housing.

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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	88			139
		60% AMI *	51			
Lowe	5b	80% AMI	145			544
		Market Rate	399			
KC Records	10	Replacement	92			158
		60% AMI *	58			
Total Units			824	646	627	2097

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

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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	2019	2020	
Project-Based Housing Choice Voucher Unit	0-30% AMI		15	83	50	70		80	73	298
Affordable Rental Housing	60% AMI			20	33	41		39	53	133
Affordable Rental Housing	80% AMI			30			39	48	162	69
Market Rate Rental	Above 80% AMI			90			156	189	446	246
Total new units to be available for lease-up			15	223	83	111	195	356	734	1717

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

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

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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

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					88						
King County Records											92
Total Units by Block	0	50	0	0	88	0	70	0	80	83	92

Map of Yesler Terrace by Block Number





Seattle Housing Authority

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seattlehousing.org

