



# Seattle Housing Authority 2019 YESLER ANNUAL IMPLEMENTATION REPORT



## 2019 Annual Implementation Report



### In this report:

New Affordable  
Housing

Employment  
Initiatives

Community  
Building

Neighborhood  
Improvements

Education and  
Health Initiatives

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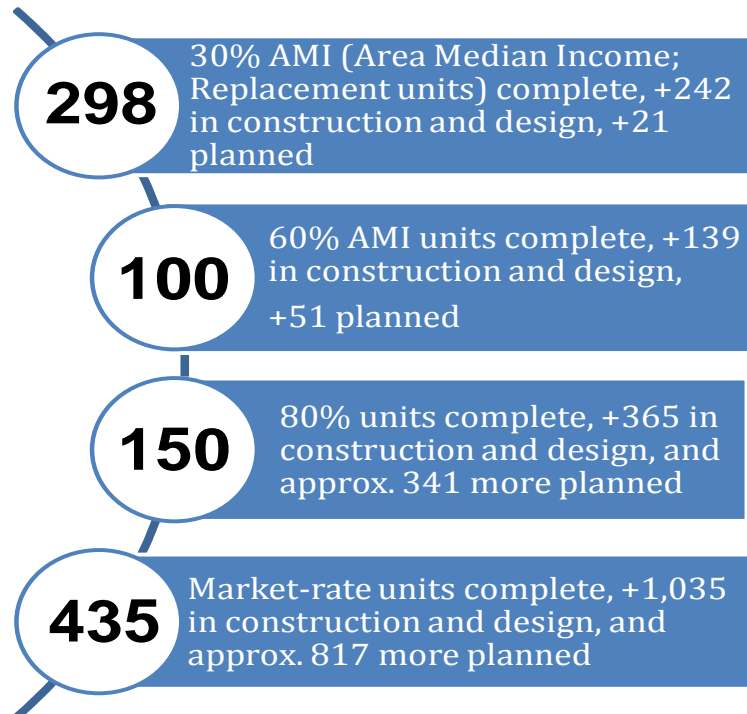
## Introduction

Yesler Terrace is a 30-acre site near downtown Seattle, initially developed by the Seattle Housing Authority in the early 1940s as Seattle's first publicly subsidized housing. Now, 80 years later, it is approaching the final stage of its transformation 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.

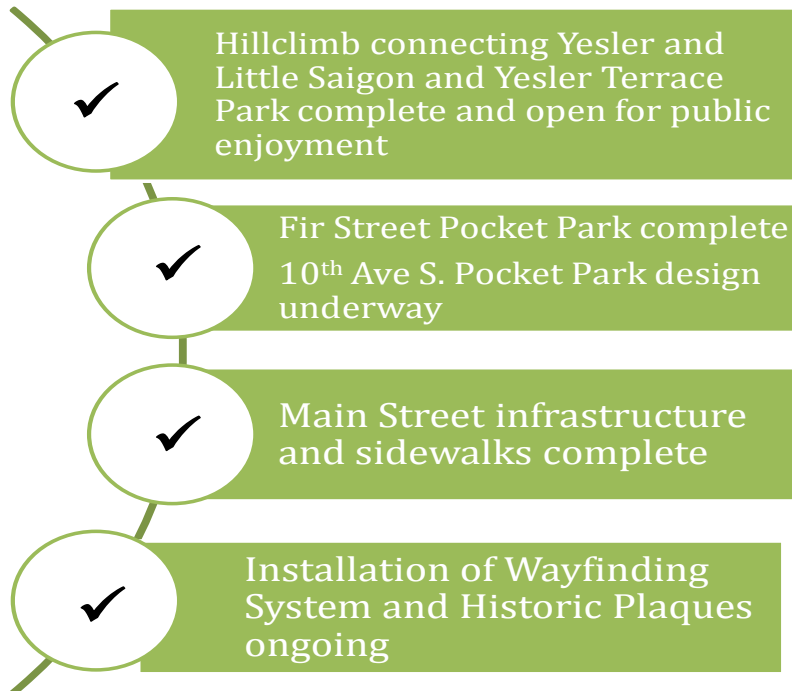
The vision and success of the Yesler neighborhood transformation is rooted in many deep collaborative partnerships including the Yesler Terrace Community Council, Yesler Citizen Review Committee, HUD, the City of Seattle, Seattle University, the Kresge Foundation, the RAVE Foundation, and the Robert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

This report highlights the major accomplishments for redevelopment in 2019.

## Housing for All Incomes



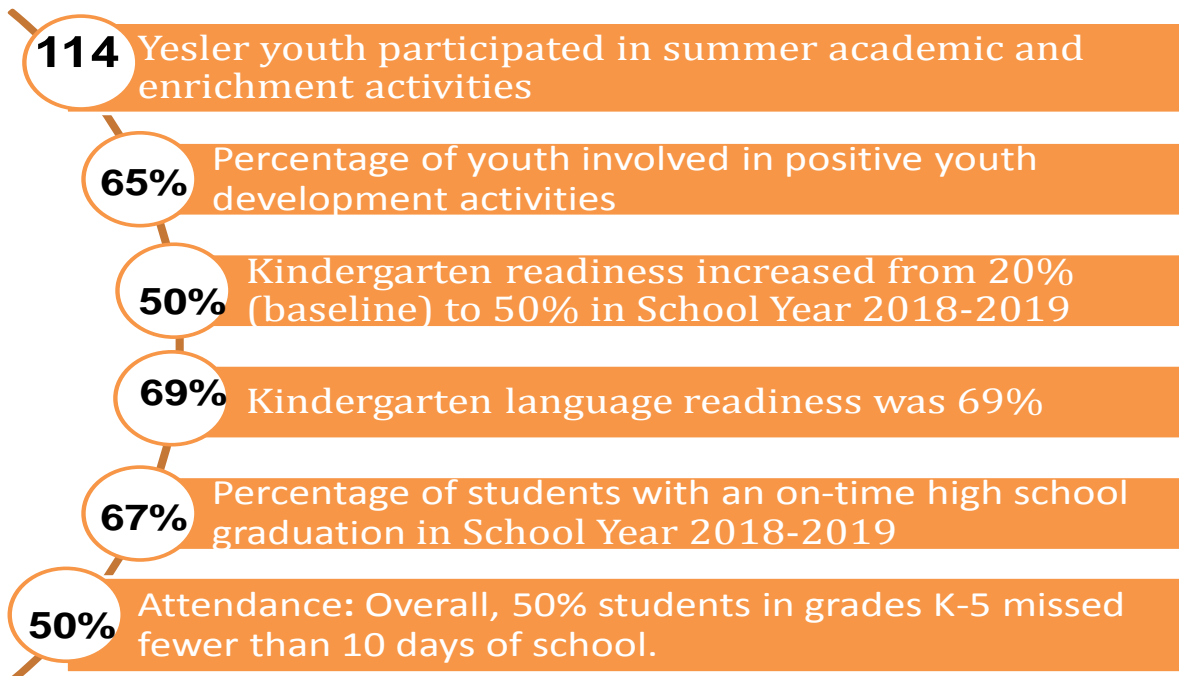
## A Complete Neighborhood



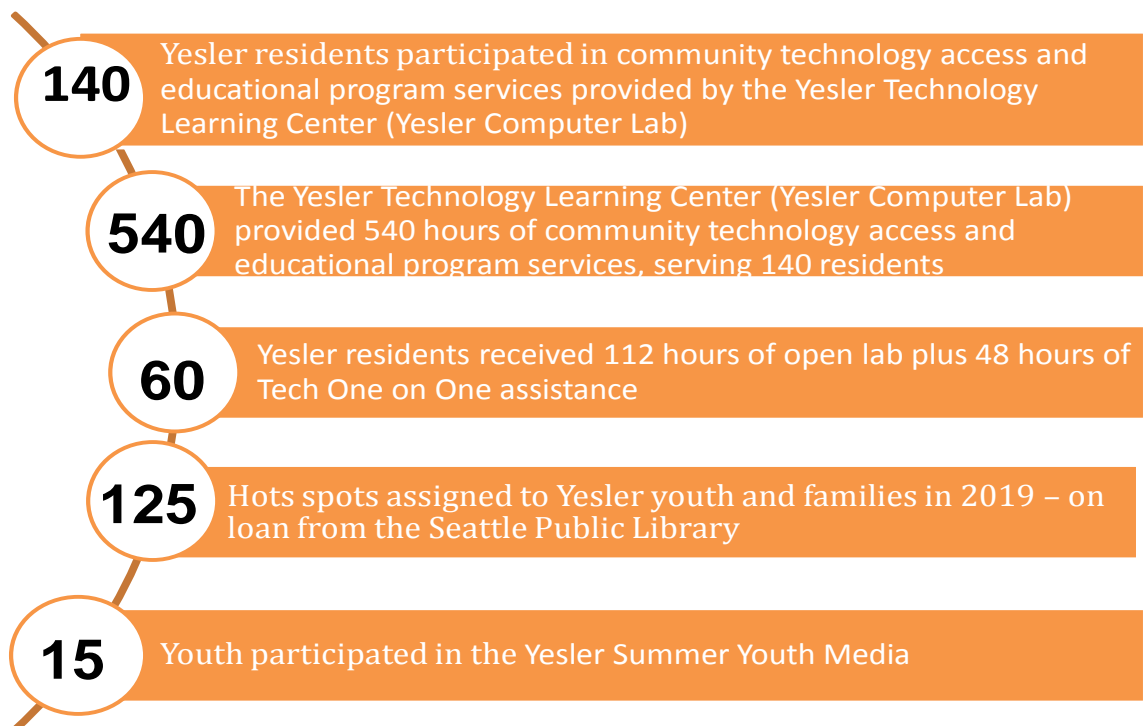
## Original Yesler Residents



## Quality Education for All



## Digital Equity





## Investing in People, Neighborhood and Housing

***Seattle Housing and its partners are 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 neighborhood transformation, the Seattle Housing Authority included residents and community partners through the Citizen Review Committee (CRC). The CRC is made up of a diverse array of participants from the immediate neighborhood and stakeholders representing the entire 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 CRC created the Guiding Principles document, which defined the core values and goals for the redevelopment. SHA staff and partners continue to regularly attend a wide variety of community meetings to get input and feedback on the remaining housing and neighborhood design and on program activities.



### ***Strengthening partnerships to provide cohesive social, educational and health services.***

Partnerships and ample gathering spaces provide opportunities to strengthen neighborhood cohesion at Yesler. The renovated Epstein Opportunity Center houses the Neighborhood House Early Childhood Assistance and Education Program, the Catholic Community Services Youth tutoring program, community rooms, and SHA's JobLink program.



*Photo 1: Weber Thompson*

Raven Terrace has space for community gatherings and is home to Neighborhood House's services for older adults.

Hoa Mai Gardens also has space for community gatherings, including a spacious community room equipped with a full kitchen. The building is home to the Greater Seattle Bureau of Fearless Ideas, a nonprofit writing and communications center serving Yesler youth. The west side of the building, fully exposed to sunlight from midday on, is the location of one of Yesler's community gardens.

Red Cedar is home to the Yesler Community Engagement Office, which includes a community meeting space, indoor play area for children, and the offices of Yesler's full-time community builder and education engagement specialist. This office is located at the building's most visible corner at Broadway and Fir Street. The Multi-Media Resource and



Technology Institute, a non-profit that focuses on preparing youth in the community for success in multimedia technology, also has offices in the building. A light-filled large community meeting space, including a fully equipped kitchen, is located at the west entrance of the building. Additionally, Red Cedar houses SHA's Yesler management office, as well as the offices of the Yesler Association, which helps to maintain and program common spaces throughout Yesler.

### Education Initiatives

Motivated by the belief that success in education is the best pathway out of poverty for low-income children and youth, the Seattle Housing Authority is committed to improving the academic achievement of students living at Yesler and in the adjacent neighborhood. In order to achieve that goal, the Seattle Housing Authority collaborates with local institutions and nonprofits to create a cradle-through-college pipeline of learning resources for children and youth.

#### 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 the 2018-2019 school year aggregated data in order to determine the extent to which Yesler students achieved the targeted performance metrics established for the Choice Neighborhoods program until the end of 2019.



Using that data to improve outcomes, Seattle University, social services providers, and SHA continue to implement partnerships that provide education interventions to help children succeed in school. Some examples:

- 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

### Indicators for the 2018-19 school year:

#### Attendance:

- 50% of all elementary-aged students in the Yesler Cohort (Grades K-5) missed less than 10 days of school

#### Kindergarten Readiness Indicators:

- 50% of kindergarten students met at least 5 domains of kindergarten readiness, according to the WAKids assessment
- The highest number of kindergarten students met the standards for Literacy and Math Readiness (69%)

#### 12th Grade Completion Rate:

- 67%, or 10 out of 15, Yesler 12th graders graduated

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

- **Kindergarten Readiness:** 16 students from Yesler transitioned into Kindergarten in Seattle Public Schools
- **ELA Proficiency:** Proficiency rates varied greatly in magnitude and direction by cohort
- **Math Proficiency:** Proficiency rates varied greatly in magnitude and direction by cohort
- **Attendance:** Overall, 50% students in grades K-5 missed fewer than 10 days of school
- **12<sup>th</sup> grade Completion:** During the 2018-2019 school year, 67% of Yesler 12th graders graduated. In addition, eight of the senior graduates on the SHA Education Engagement Specialist (EES) caseload continued their education, and enrolled at local colleges and universities, including the University of Washington and Seattle University.

Seattle University and the Seattle Housing Authority continue to work together and with their partners to strengthen educational outcomes for children at Yesler and surrounding neighborhoods. As an example, recently, Seattle University received a grant from the Bill and Melinda Gates Foundation to create the Seattle Local Improvement Network. This network is a partnership between Seattle University, Seattle Public Schools, and the Seattle Housing Authority. Its purpose is to utilize improvement science to close elementary math gaps by focusing on social-emotional academic development among local pre-school and elementary school students. More information can be found here:

<https://www.seattleu.edu/cce/suyi/successful-youth-and-family/seattle-local-improvement-network/>

## Yesler Education Engagement Specialist (EES)

The Yesler Education Engagement Specialist (EES) is a unique role. Generally, this person facilitates success in education for Yesler families and youth. More specifically, focus during the year was on the following areas:

- **Intervention:** Work with Bailey Gatzert Elementary, Washington Middle School, and Garfield High school on students' absenteeism, behavior control, academic support, and suspension issues. Support families to attend school conferences, participate in school activities, request information, and work with schools to support students' progress and improvement plans.
- **Attendance:** Once-per-week meetings with the principal and teachers at Bailey Gatzert and Washington Middle School to address attendance issues. Keeping track of Yesler students who have challenges with tardiness and absences, and following up with families to ensure that these challenges are addressed and resolved.
- **Partnerships:** Work with Seattle University and the Chinese Information Center to continue offering play and learn groups at Yesler. Partner with Seattle Public Library to run story time throughout Yesler. Support the after school programs at the schools and in the community. Along with Yesler parents, serve on the hiring committee for the Seattle Superintendent, and the hiring panel for the new principal at Washington Middle School.

## Digital Equity and Digital Literacy

U.S. Senator Patty Murray visited the Seattle Housing Authority on September 3 for a roundtable on digital equity. At the meeting, Senator Murray shared information on the [Digital Equity Act](#), and heard from officials from the Seattle Housing Authority, The Seattle Public Library, the City of Seattle, the Somali Family Safety Task Force, and an SHA resident, about the work being done to increase digital skills and expand access to digital resources. More importantly, the visit highlighted the partnership between the Seattle Housing Authority and the City of Seattle Information Technology Department that aims to continue digital literacy efforts at Yesler and other SHA communities. The computer lab is



an important element in the community. It is one of the few places where Yesler residents are able to access instructions on computers, technology and digital skills.

**Description of progress and impacts:** The Yesler Technology Learning Center (Yesler Computer Lab) provided 540 hours of community technology access and educational program services serving 140 residents. This included 112 hours of open lab, plus 48 hours of Tech One-on-One help serving 60 residents. The computer lab operates in partnership with the City of Seattle Information Technology and Parks Departments, the Associated Recreation Council, and the Seattle Housing Authority.

The computer lab provided structured programs for all age groups. The programs were organized and provided with help of several partner organizations: Seattle University, Rejoice Academy, MMRTI, Seattle Housing Authority, and Inter-Cultural Experiential Education. Each one of the partners brought volunteers, expertise, funding for professional instructors, and a stipend program for the youth that participated in the summer media program.

### **Yesler Summer Youth Media**

Yesler Summer Youth Media is a seven-week summer workshop designed for youth ages 15 to 20. The program teaches digital photography and video, and engages youth in questions of identity, community, leadership and advocacy. The goal is to provide innovative visual media instruction to encourage independent creative voices for residents of Yesler and surrounding neighborhoods. During the summer, fifteen students met for six hours Monday through Thursday (144 total class hours). Students learned skills in animation, 'zines, sound-scapes, creative writing, video, and photography. Resulting works were shown at a local museum, and can be accessed online here: <https://www.youtube.com/watch?v=hYocmD-CoE&t=1784s>

### **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 2019-20 school year in order to provide stable housing for homeless students and their families in the Gatzert school attendance area. 51 families were placed in stable housing through the Home from School pilot program.

### **Looking Forward**

Looking towards 2020 and beyond, the Choice Neighborhoods Education Collaborative, in partnership with several community-based organizations and 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. Focus will be on a language justice strategy, building the neighborhood workforce capacity, and preparing for neighborhood growth resulting from the redevelopment of Yesler. The Collaborative will ensure that education initiatives are coordinated and supported by evidence-based practices.

The Education Collaborative will continue to work with partners and parents to explore ways to support young children preparing for kindergarten. Beginning in 2020, the Seattle Housing

Authority will publish a Request for Proposals to look for agencies that are interested in being the Education Lead partner for Yesler, continuing to build on the foundations of accomplishments already achieved as part of the Choice Neighborhoods Grant. Emphasis will be placed on the following objectives:

1. Children enter kindergarten ready to learn and demonstrate school readiness at the beginning of the academic year;
2. Children are proficient in core academic subjects and successfully transition to the next grade levels; and,
3. Youth graduate from high school ready for college and/or a career.

Partner objectives:

- **Seattle Public Library:** Plan to continue strong partnership to conduct Story Times, distribute hot spots (for digital equity) and other barrier-breaking programming.
- **Bureau of Fearless Ideas:** Continue to provide tutoring and creative writing classes for youth at Yesler. In addition, partner with local schools to provide on-site creative writing workshops and summer activities for youth.
- **Multi-Media Resource and Training Institute:** Continue cultivating teen engagement. Build on the successful programming of the last eight years that yielded the Summer Youth Media Program, which documented the redevelopment of Yesler Terrace and the experiences of residents from various points of view.



## Health Initiatives

### Breathe Easy Program

Launched in 2015, the Yesler Breathe Easy Program creates healthy homes through building design, combined with family support that included a series of one-on-one visits from trained Community Health Workers (CHW). The program is a product of multiple interventions from SHA staff, and has proven to be effective over a decade of redevelopment at Yesler and High Point. The program uses evidence-based practices to improve residents' health, especially of those suffering from asthma and other respiratory illnesses.

All SHA-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, cabinetry, and adhesives, 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 behavior choices can protect their households from allergens, toxins and pests. All participants receive free resources such as Green Clean toolkits and walk-off mats. Additionally, households with a respiratory illness receive mattress covers and pillow cases, as well as HEPA-filtered vacuum cleaners. Complementing these features, the CHW team implemented community-based wellness activities and in-home visits.

### Community Health Worker Initiative

Community Health Workers were Yesler Residents who engaged residents on health-related topics. CHWs led activities that focused on connecting residents to a medical home, decreasing social isolation, and increasing overall health and wellness. Throughout the year, CHWs led the following activities:

- **Health and wellness:** Community Kitchen gatherings and activities, gardening and working in the P-Patches, and after-school nutrition classes at Kebero Court for younger children and their mothers.
- **Women's Social Activities** (in partnership with Neighborhood House): monthly gatherings focusing on decreasing social isolation. Women meet to socialize, share concerns and goals for a better community, celebrate, and enjoy activities and common interests. Examples include:
  - Vietnamese Women's Social
  - Somali Women's Social
  - Habesha Women's Social (Ethiopian and Eritrean)
- **Vietnamese Tea Time:** socialization activities for Vietnamese seniors.

### Assessing the Impact of Redevelopment Activities at Yesler

In 2019, in partnership with Public Health—Seattle & King County, SHA finalized the last phase of the Robert Wood Johnson Foundation (RWJF) research grant titled "Seattle's Yesler Terrace Redevelopment: Assessing the Impact of Multi-Sector Strategies on Redevelopment Plans and

Community Health.” The research was published in the Housing Policy Debate Journal, and was featured by the RWJ Foundation. The research can be accessed online here: <https://www.evidenceforaction.org/seattles-yesler-terrace-redevelopment-addressing-impact-multi-sector-strategies-redevelopment-plans>

The purpose of the grant is to examine whether the redevelopment strategies improve health and well-being among the 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 annual resident survey, and Seattle Police Department crime and 911 data.

The main study questions are:

- What is the combined impact of the redevelopment strategies on residents' health and well-being (e.g., emergency doctor's 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 at Yesler, we begin to see differences among residents. For example, perceptions of a 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 residents reported that Yesler was a safe place to live, and that there were fewer problems with drugs, alcohol, and violent activity.

Through a second grant with the Robert Wood Johnson Foundation, the Seattle Housing Authority, King County Housing Authority, and Public Health formed a partnership to share data and link Medicaid and Medicare data, and develop a “Health and Housing Dashboard” that includes in-depth metrics for Yesler.

In an effort to provide a stronger foundation for a growing regional and national focus on health and housing intersections, in 2016, the King County Housing Authority (KCHA), Seattle Housing Authority (SHA), and Public Health – Seattle and King County (PHSKC) joined to form the Data Across Sectors for Health and Housing (DASHH) partnership, focused on creating a unique and sustainable dataset containing linked health and housing administrative data. Key goals for DASHH were to use linked data to inform and measure future interventions, including policy, outreach, and programming to improve the health of King County residents, as well as to share actionable data with key health and housing stakeholders. Information is available at the following web pages:

<https://www.kingcounty.gov/depts/health/data/~media/depts/health/data/documents/housing-health-data-report.ashx>

<https://www.kingcounty.gov/depts/health/data/health-housing.aspx>

## Community Building Initiatives

### ***Resident action to improve economic, cultural and social opportunities at Yesler 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 that aims to create a cohesive and sustainable mixed-income community:

- Yesler residents expanded social knitting and sewing groups to take place at various buildings and times to suit the needs of diverse community members.
- The Yesler Terrace Community Council hosted meeting with stakeholders that shape and influence the redevelopment, including SHA staff, service providers, and representatives of City and County departments. These gatherings remain a crucial place where residents can receive relevant information while voicing their concerns.
- An 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. Among them are SHA, the Yesler Community Center, and the Yesler Terrace Community Council.
- Hundreds of neighbors attended the RAVE Wellness celebration hosted in collaboration between the RAVE Foundation and NeighborCare Community Health Workers. Workshops hosted by the Beecher's Foundation, Rainer Valley Food Bank, and others made the event a great fun and learning experience for the entire community.
- Three-block parties took place in the summer of 2019.
- More than two hundred neighbors attended the inaugural Taste of Yesler event, which included food selections from all of the major ethnic groups in the Yesler neighborhood.
- Several cultural events during the year developed structure and cohesion within smaller ethnic Yesler communities, while



creating cultural awareness about the diversity of groups within Yesler.

- Broad socioeconomic cohesion across the Yesler neighborhood is at the heart of the community-building effort and mission. Steps have begun to foster trust as new residents in privately developed apartments join SHA's residents in the new, mixed-income Yesler community. For example, the Yesler Neighborhood Connectors is a 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 at Yesler. Residents living in both the privately owned and SHA buildings attend these gatherings, which typically host around thirty residents. In 2019, as a result of the newly built relationships and trust, several programs and efforts were modified and enhanced.

### Community-engaged Design

A cornerstone of Yesler's planning process was the inclusion of residents in design and development decisions. Since the project's inception in 2006, the Seattle Housing Authority has continued to meet with various Yesler constituencies, including residents, community groups, non-profits, neighborhood stakeholders (such as Harborview Medical Center and Seattle University), and an interdepartmental City team. Countless individual meetings with community leaders have also been part of this outreach effort. Throughout the development's planning phases, SHA and project partners briefed residents and stakeholders, and sought community input, at regularly occurring meetings regarding the redevelopment. [SHA's website](#) publishes meeting minutes, reports, updated fact sheets and a blog feature to keep the public informed of the latest information on Yesler's redevelopment.

### Citizen Review Committee

As an indication of the project's finalized master plan and design, as well as the advance stage of completion, the Yesler Citizen Review Committee chose not to have an in-person meeting in 2019. SHA staff informed the CRC Chair through in-person meetings. CRC members were kept informed through electronic communication about the project's progress, continuing redevelopment efforts including construction, the provision of resident services and community building activities.

### Yesler Terrace Community Council

The Yesler Terrace Community Council is facilitated, led, and attended by Yesler community members. Topics are focused on neighborhood issues and the area's redevelopment. At the monthly Council meetings, the Seattle Housing Authority and its partners briefed residents regarding the redevelopment. Interpretation is provided, at a minimum, in four different languages.

### P-Patch Community Gardens & 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 community garden at Horiuchi Park. The garden opened in spring 2015, and all 28 plots were assigned. In 2017, another P-Patch (20 plots) at Hoa Mai



Gardens was completed and is now in use. Another P-Patch is currently being designed and will open with SHA's Hinoki Building in 2021.

The Yesler Urban Farm, located in the WSDOT right-of-way along Interstate 5 just south of Yesler Way, continued its activities in 2019. As an example, the farm hosted youth programs and a bio-sciences class from Seattle University.

### Community Building through the Arts and Equitable Creative Placemaking



Artists and art programs continue to be a part of the Yesler community and redevelopment process.

With funding from the Kresge Foundation, SHA has contracted multiple artists and a researcher as part of a two-year creative placemaking grant. In 2019, programs included four artists (or artist teams) that worked on activities such as a twice-weekly Art Club. These events provided informal art making opportunities for residents through gathering and creating a sense of “hominess” in their new building lobbies; dance classes for women and girls ; classes for Vietnamese seniors focused on self-care and wellness; a youth hip hop program; and a corridor activation project focused on creating more social interactions and familiarity with Yesler’s newly built environment.

A researcher was hired to evaluate the current roster of programs and assess the impact and best practices of arts and culture programs on low-income residents. Findings will be geared towards administrators and funders working in the fields of public housing, creative placemaking and community development.

Sewing programs funded by a grant from Seattle Public Utilities' Waste Free Management Program wrapped up in the summer of 2019. Over a period of eight months, 10 to 15 Yesler residents participated in each of 30 weekly workshops at Kebero Court. Additionally, eleven pop-up sewing events at various Yesler neighborhood locations attracted from 20 to as much as 100 participants. Three resident community leaders were employed on various projects. A toolkit was created for organizations looking to start sewing programs in their own communities. Many residents participated in the programs actively, while others visited programs to get their fabric items mended. Approximately 300 textile items were repaired or repurposed as part of the program. Sewing programs continue to be held weekly at both Kebero Court and the Epstein Opportunity Center.

### **Stakeholder-initiated community engagement**

On Friday nights throughout the summer, the Yesler Summer Movie Nights series, hosted and funded by the Yesler Association, attracted hundreds of the community's residents to Yesler Terrace Park for a relaxing evening of entertainment. The association also provided small grants to community groups for events that help engage and connect Yesler residents, and sponsored informal gatherings for stakeholders. These events are designed to foster personal connections, and to coordinate and streamline community events.



## Employment Initiatives

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

#### JobLink

Yesler clients report a high level of satisfaction with the support and services they received from JobLink in 2019. College students appreciate the help with college enrollment, and being assured they are taking the right classes needed for their programs. University students who are the first in their family to go to college report getting assistance with applying to specific majors, and matching part-time work opportunities with their career interests. This type of support is often readily available to middle- and higher-income families with experience navigating college systems and employment opportunities, and now JobLink makes sure that Yesler college students are afforded this advantage as well. Adult residents seeking career changes are pleased with gaining new knowledge and skills from career coaches and employer brokers on creating realistic career plans that include steps for both entry-level employment and education. Such plans can help launch residents to higher paying jobs. Yesler residents can learn how to organize their job search, and they receive “insider information” on how to present themselves in job interviews.

In 2019, Yesler residents were offered new opportunities to access employment with JobLink’s revamped strategy leveraging local career fairs. JobLink staff attended career fairs with clients, and provided on-site coaching on how to make the most of their meetings with employers. JobLink created a training product called “Career Fair Tips and Tricks” that is increasing residents’ success in obtaining job interviews and job offers. A new Networking Skills Workshop was piloted with Yesler residents, aiming to increase residents’ confidence in building a professional network and help advance careers. Lastly, towards the end of the year in 2019, Yesler residents had the opportunity to enroll in JobLink’s first commercial truck driving training program. Participants enrolled free of charge, thanks to a generous local sponsorship from Seattle Community Investments that paid the approximately \$5,000 per student tuition.

In 2019, JobLink sought to improve services to Yesler residents and expand support. Client stories below reflect the continued efforts to enhance the experience in accessing fulfilling education and career paths.

#### Employment Success Stories

**Wintana**, a 26-year-old resident of Kebero Court, came to JobLink looking for a career change. Her full-time job as a sales agent at a rental car company did not pay enough to support her family. She had greater career aspirations, and wanted a stable income to provide for herself and her child.

Wintana joined JobLink in August 2019. With the help of her Career Coach, she analyzed the possibilities of finishing her education, or possibly starting a small business. In the end, focusing on obtaining a stable and well-paying job became her main priority. After the discouragement following an unsuccessful job application for an event coordinator position with Seattle Housing Authority, her Career Coach realized that Wintana needed more support. She was connected with JobLink’s Employer Broker, who helped Wintana prepare and apply for other positions at

SHA. Several months later, Wintana was hired by SHA as a temporary Customer Service Specialist with the Housing Choice Voucher team. JobLink has been successful with helping residents transition to higher-level positions within SHA, and Wintana's temporary position can be a launching point, too, into other careers at SHA. She loves her job, and continues working with the Employer Broker on pursuing permanent positions with SHA.

**Jacquelyn** is a 57-year-old single mother and grandmother. She lives with her adult son who is working part time, and her grandchild. Jacquelyn was recently laid off from her job as an accounting specialist, a position she had held for 13 years. She joined JobLink after spending two months searching for jobs without any success.

Jacquelyn's Career Coach first shared information with her about the local job market, hiring trends, and job leads. Together, they updated her resume, and improved her interviewing skills. Jacquelyn's confidence has increased, and she was diligent about applying for jobs. Unfortunately she was not invited to job interviews, despite considering even lower paying jobs. Her Career Coach recommended a shift in direction: considering temporary jobs and concurrently continuing the search for permanent work.

Jacquelyn felt a lot of pressure while she was out of work. She needed to provide for her son and her grandchild. Her big break came when JobLink's Employer Broker identified a job opportunity at SHA's payroll department last summer. It was a six-month temporary assignment, and a perfect match considering Jacquelyn's experience and expertise. JobLink helped her with completing the job application, and advocated for her with the hiring manager. In the end, she was offered the position, with a starting pay that matched her previous salary. Her six-month temporary job was recently extended to two years, with the potential of turning it into a permanent position. She loves her job, her work environment, and team.



## Yesler Relocation

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

The relocation of residents during the redevelopment of Yesler Terrace was conceived with a phased approach. Rather than relocating all residents at once, the phased approach allowed the majority of residents to remain living in the community throughout the redevelopment process. 2019 cemented the success of this approach, as more than half of original households (53%) continued living at Yesler in both the new and legacy apartments.

The initial phase of relocation began on July 2, 2012, when all 493 households residing at Yesler Terrace were officially informed about their eligibility for relocation assistance. With each phase, residents received at least 18 months' notice before plans to demolish their apartment were put into action. In 2019, the last phase of relocation (Phase 5) continued for 64 households living in the original units, who are anticipated to complete their relocation by April 2020.

Over the course of the redevelopment, whenever demolition plans were announced, residents were regularly offered three relocation choices: 1. relocate offsite, 2. move directly from the old Yesler Terrace apartment into a new Yesler Replacement Housing apartment, or 3. transfer to another old apartment not yet scheduled for demolition.

This last choice was no longer viable during the final phase of relocation, as all remaining legacy housing is scheduled to be demolished in 2020. They will be replaced with new infrastructure, a pocket park, and new buildings that will include subsidized housing owned by Seattle Housing Authority, privately developed housing, as well as offices and/or other uses.

In 2019, Yesler celebrated the grand opening and lease-up of Red Cedar, the newest Replacement Housing building. Residents who chose to move offsite previously were offered the first opportunity to lease at Red Cedar. Of the 202 who remained offsite in 2019, nine households decided to use their right to return, bringing the total of returning households to 52 across all the new buildings.



In addition, 29 households that have never left the site decided to move across the street -- from the remaining legacy housing directly to Red Cedar. At the end of 2019, seven households remained in original housing. They are still evaluating their options on where to move before April 2020.

### 2019 Relocation activity

- 57 of the 64 households in Phase 5 completed their relocation process. 19 households moved offsite and 38 moved to Replacement Housing at Yesler Terrace.
- 35 households who had previously relocated offsite responded to an invitation to return to Red Cedar. Nine families decided to return. They all received free moving assistance.
- Seven households remain in legacy housing, and will relocate either offsite or to Replacement Housing by April 1, 2020.
- A new property management office, including a Relocation office, opened at Red Cedar.
- The Seattle Housing Authority provided the following relocation services in 2019, 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 if needed;
  - Moving, packing; and unpacking assistance provided;
  - Additional support for households who needed extra help with the process of moving;
  - Transportation assistance for residents to view housing options and/or leasing appointments;
  - Housing search assistance and leasing support for residents who relocated using Vouchers;
  - Financial assistance to reimburse reasonable moving expenses, including transfer charges and any increase in deposits.
- In 2019, SHA relocation staff initiated six community events, participated in six meetings organized by other community organizations at Yesler (such as the Yesler Community Council), and provided a total of 86 relocation counseling sessions. Interpretation was available in eight different languages.

Contact will be maintained with households living offsite to help them consider return options to Yesler until the last Replacement Housing is completed.

### 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, and Spanish. The meetings were held on the following dates:

- December 11, 2019 – Announcement of Notice of Eligibility for residents living at old Yesler Terrace, redevelopment updates, and security issues prior to demolition
- June 6, 2019 – Housing Choice Voucher information meeting for relocating residents
- March 13, 2019 – Community meeting about relocating to Red Cedar during Phase 5
- April 9 and 11 – Tours of Red Cedar for relocated residents who wished to return to Yesler
- June 20, 2019 – Resident Open House at Red Cedar
- October 22, 2019 – Relocation Update at Vietnamese Community Tea Time
- Monthly relocation update at Yesler Terrace Community Council meetings

### **Lease enforcement actions**

There was one lease enforcement action that resulted in an eviction in 2019, for breaching an occupancy stipulation and non-payment of rent by a tenant of an affordable housing unit at Raven Terrace (not one of the original Yesler Terrace households).

## 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 and underway in 2019

- SHA's newest building, Red Cedar, was completed in spring 2019. Part of the project was the richly landscaped triangular open space with benches and retaining walls where the vacated Spruce Street intersected with Broadway.
- Vulcan Real Estate completed a new 237-unit residential building, Cypress, on Block 3, including the street improvements along Yesler and Broadway.
- The Fir Street Pocket Park, also located at Block 3, was also completed in 2019. The park includes community-inspired art installations such as the Community Table adjacent to Broadway, and the planned Grove Seed sculpture.
- Four housing projects at Block 5 were in various stages of construction, permitting, and design. The projects include the construction of the access drive through Block 5, as well as the second Yesler pocket park located between Hoa Mai Gardens, Hinoki, and the private development to the east.
- Construction was underway on a substantial earth retaining system to stabilize the old landslide mass at Block 6, allowing for future development of that part of the block that also includes a private access drive.
- SHA was carrying out the final stage of street improvements in the right-of-way adjacent to Yesler Terrace Park. These improvements include street furniture and exercise stations, seating walls and benches, special lighting, and a wide, richly landscaped planting strip.
- Infrastructure construction was underway in the northern part of the site, in the vicinity of 9th Avenue and Alder Street, which included new sewer and water lines, as well as new street pavement.
- A series of bronze medallions have been created by one of Yesler's resident artists, and await installation at a prominent location along Yesler Way. The 24-inch diameter portraits honor the legacy of four historical Yesler figures, Henry Yesler, Jesse Epstein, Irene Burns Miller, and Arthur B. Langlie.
- The historic Washington Hall, restored in part with a contribution of Yesler CNI Neighborhood funds, continued its operations as an affordable neighborhood performance and gathering venue.

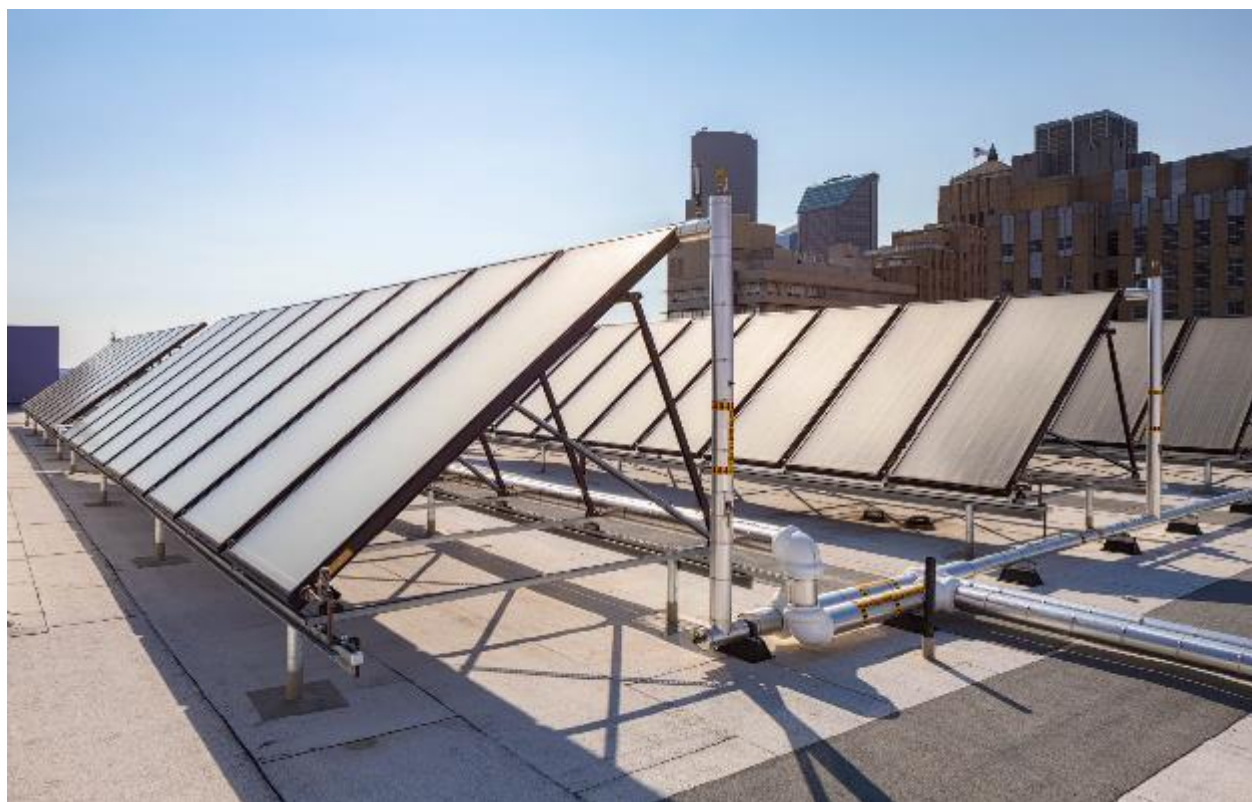


***Ensuring reasonable physical accessibility within Yesler for all residents and visitors***



- All new apartments developed by the Seattle Housing Authority are visitable by a person in a wheelchair. In addition, to date, the Seattle Housing Authority has built a total of 60 fully accessible units: 13 at Kebero Court, 1 at the Baldwin Apartments, 13 in Raven Terrace, 15 at Hoa Mai Gardens, and 18 at Red Cedar.
- Both the 10th Avenue S Hillclimb and Horiuchi Park P-Patch 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 9th Avenue and Fir Street to the 10th Avenue Hillclimb. The opening of Yesler Terrace Park completed the system, providing accessible travel between First Hill and Little Saigon.

***Using environmentally friendly and sustainable building techniques to produce high-quality, healthy housing, facilities and amenities***



The location of the redevelopment next to the downtown Seattle core and major institutions, its density and its access to a variety of transportation options, are the foundations of Yesler's commitment to environmental stewardship and sustainability. A recent study by the U.S. 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, vehicle-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 is located immediately adjacent to Downtown Seattle, one of the largest employment centers in the region, as well as First Hill, another major employment hub. The First Hill streetcar links the neighborhood to other employment centers such as the University District, SeaTac airport, and soon, Northgate. All housing at the new Yesler is high-density multi-family. With a population density at full build-out close to 100,000 persons per square mile, Yesler will be twice as dense as the current densest neighborhoods in Seattle (Belltown and Capitol Hill). Residents are able to walk, bike, or take public transit to the vast majority of jobs in Seattle. Taken together, the location, density, and access to public and shared transportation results in significant reductions in greenhouse gas emissions as compared to any alternative development scenario.

For example, SHA's 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 to encourage conservation. Some SHA buildings at Yesler take this a step further by incorporating a rainwater-harvesting system that is designed to capture approximately 85% of rainwater falling on the roof. That water is then used within the building, resulting in a further reduction of about 12% in municipal water consumption.

In addition to LED lighting and building envelopes that are highly efficient, all new SHA 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 units' whole-house ventilation fan, resulting in the reduction of the overall energy use for space heating. These systems have the added advantage that incoming air is filtered. This improves indoor air quality, an important element of the Breathe-Easy program.

Hoa Mai Gardens, Red Cedar, and buildings to follow also include a proven system to pre-heat domestic hot water. On an annual basis, this system reduces the energy needed for domestic hot water by about half. At a minimum, SHA 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 the overall goals is to capture as much of the water and energy falling on the roofs of the buildings as is feasible. SHA has been able to take advantage of local and federal incentives for installing energy- and resource-saving features.

In addition to supporting environmentally sustainable building design, SHA is also considering residents' access to green space through parks and community gardens. Complementing a system of parks and community gardens, the Yesler Terrace Master Plan incorporates an abundantly landscaped green street loop that circles the neighborhood and includes eight adult exercise stations, as well as several resting points.

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

Additional sustainability efforts at Yesler include:

- The Epstein Opportunity Center, formerly the Yesler Steam Plant, includes a heat-recovery ventilation system to improve the energy efficiency of the building.
- The Seattle Housing Authority's WaterSmart Program, first 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. Approximately 70% of the households at Kebero Court are either not being charged for water, or are earning credits because their water use is below the specific limit.

- 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 45,000 lbs of concrete rubble wall was salvaged during the demolition of Blocks 3 and 4, and repurposed at the new Batik building located at 123 Broadway.
- To date, approximately 86% of all waste has been diverted from the landfill while constructing new Yesler projects.
- The new replacement housing buildings at Kebero Court, Raven Terrace, Hoa Mai Gardens, Red Cedar, and Baldwin Apartments are designed to meet either the Enterprise Green Communities Program or Evergreen Sustainable Development Standards, or both. Private development partners are targeting LEED certifications, including LEED Platinum and Salmon Safe.

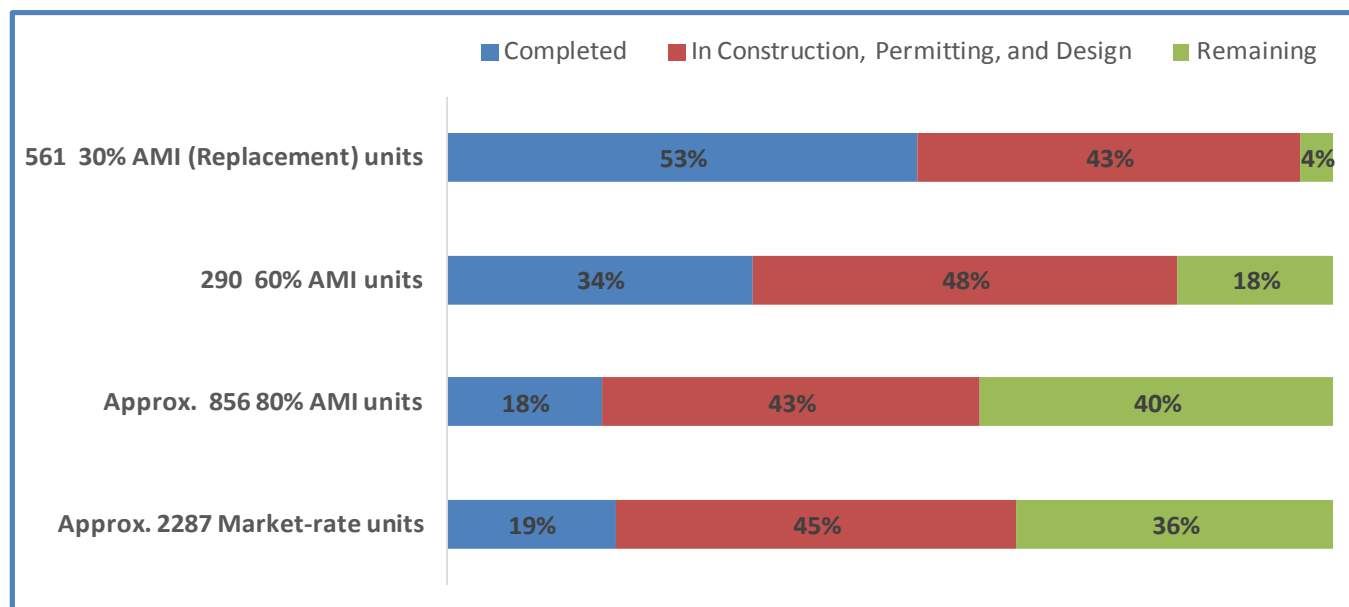




## Housing

***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 now-demolished old Yesler housing.
- Kebero Court, with 103 low-income apartments, was constructed and fully leased up by September 2015.
- Raven Terrace, which includes 83 low-income apartments, was completed in January 2016. The building is fully leased.
- Hoa Mai Gardens, with 111 low-income apartments, was completed in June 2017. The building is fully leased.
- Red Cedar is SHA's newest completed apartment complex with 119 low-income apartments. The building was completed in the spring of 2019, and is fully occupied.
- Hinoki is SHA's next building, containing 136 low-income apartments. Permitting is in the final stages as of the end of 2019, and groundbreaking is planned for the first part of 2020.

## Private Sector Housing Development

- Anthem on 12<sup>th</sup> Apartments, completed in 2015, has 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. Batik is also home to Tougo Coffee, a local coffee shop located at the intersection of Yesler and Broadway. The building includes a community kitchen that opens onto the pedestrian pathway connector. The kitchen and adjacent community space is available for block parties, community events, and neighborhood gatherings.
- Cypress (Vulcan Real Estate) opened in spring 2019. The building has 237 apartments, 48 of which are designated for households earning less than 80% of Area Median Income. The building's ground floor has retail locations that are yet to be rented.
- Modera First Hill (Mill Creek) has 288 apartments, 76 of which will be restricted to households with incomes up to 80% of the Area Median Income. The building is under construction. The project is expected to be completed in Q2 2020.
- Lowe Phase 1 (330 apartments) is expected to break ground in early 2020. Lowe Phase 2 (214 apartments) is currently in design. These projects total 544 apartments, 145 of which will be available to households with incomes up to 80% of the Area Median Income.



## Non-Profit Sector Housing Development

- The Seattle Chinatown International District Preservation and Development Authority (SCIDpda), in partnership with Capitol Hill Housing, was selected by SHA to build 158 affordable apartments, including 91 units of Replacement Housing (up to 30% AMI) and 52 units (up to 60% AMI). 15 units are planned to be affordable at 80% AMI. The project is located at 1215 E Fir Street, and is expected to break ground in 2020.



## 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, Home Wise 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

## 2019 YESLER ANNUAL IMPLEMENTATION REPORT

- Robert Wood Johnson Foundation (Awarded Public Health Seattle King County in partnership with SHA) – \$451,000
- Yesler Land Sales Proceeds – \$4,900,000

### 2017

- Low Income Housing Tax Credit Equity – \$30,000,000
- Seattle Housing Levy (Office of Housing) - \$3,420,000
- SMR Architects Event Funding -- \$500
- Chase Bank Event Funding -- \$1,000
- Union Bank Event Funding -- \$2,500
- Foster Pepper Event Funding -- \$500
- Andersen Construction Event Funding -- \$600
- Yesler Land Sales Proceeds - \$14,200,000

### 2018

- Yesler Land Sale Proceeds – \$19,500,000
- 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

### 2019

- Yesler Land Sale Proceeds – \$32,600,000
- Chase Bank Event Funding -- \$1,500
- Wells Fargo Event Funding -- \$2,500

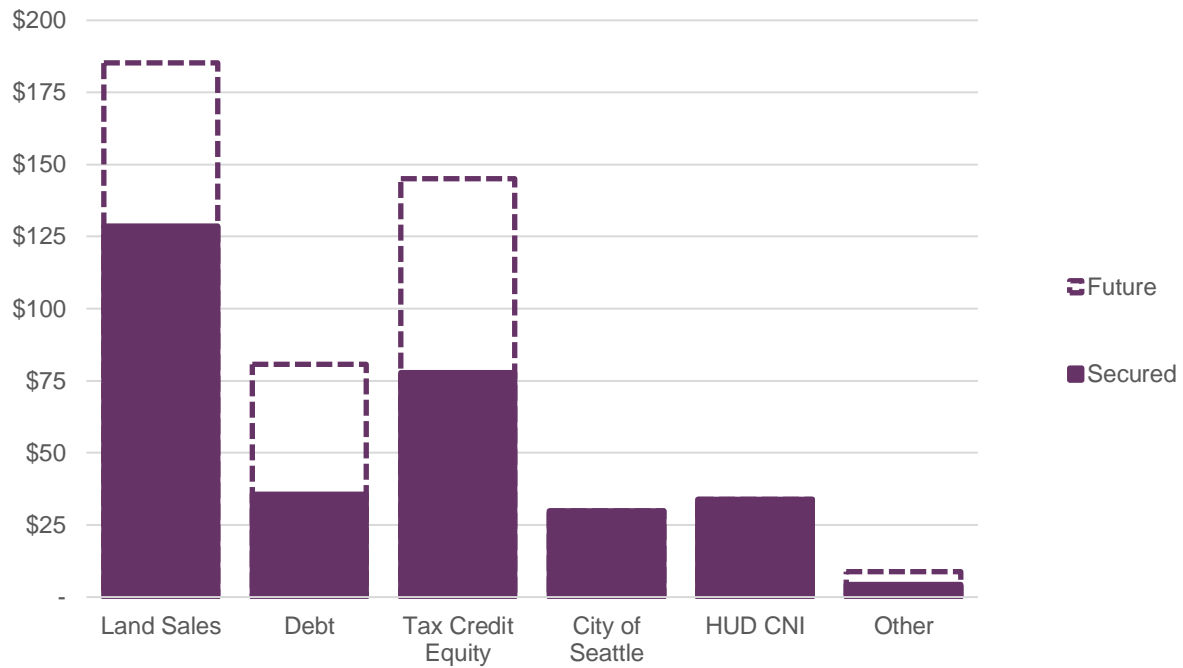
### Properties at Yesler Terrace Sold or Leased by Year

Location	Type	Purchaser	Sale Proceeds *	Year of Sale
Block 2 East	Sale	Vulcan	4,887,367	2016
Block 3	Sale	Vulcan	6,452,993	2017
Block 4	Sale	Vulcan	7,729,392	2017
Block 5a East	Sale	Mill Creek	19,476,576	2018
Block 5b	Sale	Lowe	32,623,820	2019
* Environmental cleanup costs are not known at time of sale. Sale proceeds are reduced by environmental cleanup reimbursement to Purchaser.				

Additional properties secured, but not yet finalized				
	Type	Purchaser	Sale Proceeds *	Year of Sale
Various	Sale	Various	57,800,000	2020-2021

# 2019 YESLER ANNUAL IMPLEMENTATION REPORT

Yesler Funding Progress (in Millions)



	Total	Secured	Future	Percentage
Land Sales	\$185	\$129	\$57	38%
Debt	\$81	\$36	\$45	17%
Tax Credit Equity	\$145	\$78	\$67	30%
City of Seattle	\$30	\$30	-	6%
HUD CNI	\$34	\$34	-	7%
Other	\$9	\$4	\$4	2%
	<b>\$484</b>	<b>\$311</b>	<b>\$173</b>	<b>100%</b>

## Next Steps

### Housing and Neighborhood

Funding secured to date allows the 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 have been, and continue to be, ongoing participants, providing valuable input as the planning and implementation process progresses. The following is planned for 2020:

- The new Yesler will grow further in both units and footprint, as completed housing expands towards the east when Mill Creek's new 288-unit apartment building opens in the spring.
- Next to Mill Creek's new building, construction will continue at Block 5 on Lowe's Building 1.
- SHA's Hinoki building is expected to break ground in the spring at Yesler and 10<sup>th</sup> Ave.
- Wayfinding system installations will continue.
- At Block 6, SHA will construct a private access drive for the block, including hillside stabilization and electric/sewer infrastructure improvements.
- Private access drives will be constructed at Block 5 and Block 7.
- Design will be finalized for the Block 5 Pocket Park.
- Infrastructure improvements will be completed in the vicinity of the intersection at 9<sup>th</sup> and Alder Street.
- Demolition of the remaining legacy units, located at Block 7, will be completed.
- Design will continue for a health care—related use of a portion of Block 7.



### Community Building

SHA will continue:

- Maintaining a holistic approach for creating a vibrant and sustainable mixed-income community by nurturing the Yesler Community Building Network. This community building effort seeks to increase community capacity, foster neighborhood leadership, maximize resources, and facilitate meaningful socio-economic and cultural integration.

- Developing and expanding the Yesler Neighborhood Connectors, a multicultural group of neighbors that aim to increase self-sufficiency, leadership, and community capacity. The group is unpacking ways the neighborhood can maximize social networks, community partnerships, and collaboration.
- Supporting the Yesler Terrace Community Council by promoting neighborhood-wide involvement in the council and its decision making process.
- Encouraging and broadening culture-specific affinity groups, like the Vietnamese Tea time, Somali social hour, and Teen Drop-In
- Organizing community listening sessions that seek to build upon the neighborhood's strengths and elevate equity for all groups.
- Hosting at least three block parties that celebrate the diversity in the neighborhood, while also partnering with various service providers to aid community-wide events like Juneteenth.
- Increasing communication among the various service providers, stakeholders and community members, thereby improving economic, cultural, and social opportunities.



## Appendix A – Neighborhood Map

### An Evolving Neighborhood: The Redevelopment of Yesler Terrace



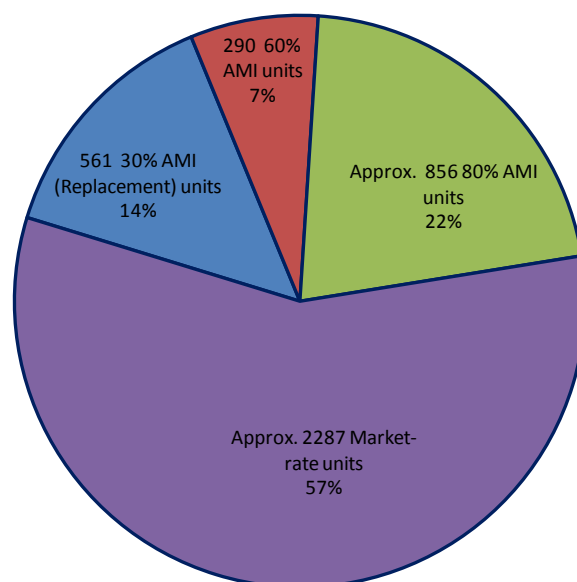
## Appendix B – Housing Production

### Status of Housing by Affordability Level

All original Yesler Terrace public housing units are being replaced as part of the redevelopment, resulting at the time of completion in 561 Replacement Units affordable to households earning 30% or less of the Area Median Income. Additionally, 290 units are being created and made affordable to households at or below 60% of the AMI.

Through partnerships with development partners, SHA will cause the creation of approximately 856 affordable units set aside for households earning 80% or less of the AMI, and approximately 2,287 new market-rate units will be built. At the project's completion, based on current projections, the redeveloped Yesler will have a total of approximately 3,994 units. The following tables show the detail of housing production by year, completion status, and affordability:

Yesler Terrace at completion: Unit counts by affordability



Yesler Redevelopment ANNUAL Housing Production Report

as of March 31, 2020

Income Category	Goal	Completed						In Pipeline					Total
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024+	
Building													
Total Replacement (≤30% AMI)	561	298						263					561
		15	133	0	70	0	80	0	173	69	21	0	
Baldwin Apts. (rehab)		15											
Kebero Court (1105 E Fir)			83										
Raven Terrace (820 Yesler)			50										
Hoa Mai Gardens (221 10th Ave S)					70								
Red Cedar (808 Fir St)							80						
Hinoki									82				
SCIDpda site									91				
Sawara										69			
Juniper											21		
Total Low-income (≤60% AMI)	290	100						190					290
		0	53	0	8	0	39	0	100	39	51	0	
Kebero Court (1105 E Fir)			20										
Raven Terrace (820 Yesler)			33										
Hoa Mai Gardens (221 10th Ave S)					8								
Red Cedar (888 Fir St)							39						
Hinoki									48				
SCIDpda site									52				
Sawara										39			
Juniper											51		

# 2019 YESLER ANNUAL IMPLEMENTATION REPORT

Income Category	Goal	Completed						In Pipeline					Total
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024+	
Building													
Total Affordable (<80% AML for 20 years)	up to 790	117						550					667
		0	30	0	0	39	48	63	15	153	38	281	
Anthem Apts.			30										
Hoa Mai Gardens (221 10th Ave S)													
Batik Apts. (Vulcan Bldg. 1, Block 2)						39							
Vulcan Bldg. 2, Block 3							48						
Vulcan Bldg. 3, Block 4										33			
Mill Creek, Block 5								63					
SCIDpda site									15				
Lowe Bldg. 1										73			
Lowe Bldg. 2										47			
Su Development (Block 6.1a)											38	38	
Block 6.1b												35	
Block 6.2												71	
Block 6.3/6.5												22	
Block 7.1												50	
Block 8.2												39	
Block 8.3												26	
Total Affordable (<80% AML for 50 years)	up to 160	33						156					189
		0	0	0	33	0	0	13	6	25	57	55	
Hoa Mai Gardens (221 10th Ave S)					33								
Hinoki									6				
Juniper											50		
Vulcan Bldg.1, Block 2													
Vulcan Bldg. 2, Block 3													
Vulcan Bldg. 3, Block 4													
Mill Creek, Block 5								13					
SCIDpda site									0				
Lowe Bldg. 1										15			
Lowe Bldg. 2										10			
Su Development (Block 6.1a)											7	7	
Block 6.1b												7	
Block 6.2												14	
Block 6.3/6.5												4	
Block 7.1												10	
Block 8.2												8	
Block 8.3												5	
Total Market-rate Units	Up to 3199	435						1852					2287
		0	90	0	0	156	189	212	0	564	130	946	
Anthem Apts.			90										
Batik Apts. (Vulcan Bldg. 1, Block 2)						156							
Vulcan Bldg. 2, Block 3							189						
Vulcan Bldg. 3, Block 4										165			
Mill Creek, Block 5								212					
Lowe Bldg. 1										242			
Lowe Bldg. 2										157			
Su Development (Block 6.1a)											130	129	
Block 6.1b												118	
Block 6.2												238	
Block 6.3/6.5												73	
Block 7.1												168	
Block 8.2												133	
Block 8.3												87	
GRAND TOTAL	Up to 5000	983						3011					3994
		15	306	0	111	195	356	288	294	850	297	1282	

## Housing Production by Bedroom Counts

Through creative design, SHA is producing a large number of 2-, 3-, and 4-bedroom units by incorporating townhome-type unit configurations in multifamily mid-rise apartment buildings. As a result, at the time of Yesler's replacement housing completion (planned for 2023), the bedroom distribution of Replacement Units will match the bedroom counts originally present at the former low-density, low-rise Yesler Terrace public housing community.

## Yesler Terrace Bedroom Counts - SHA and **Partner** units

### Replacement units:

	Baldwin	Kebero	Raven	Hoa Mai	Red Cedar	Hinoki	SCIDpda site	Sawara	Juniper	Total
1-BR	15	39	40	27	12	25	41	37	0	236
2-BR		35	8	28	42	44	35	22	4	218
3-BR		5	1	11	22	12	12	6	17	86
4-BR		4	1	4	4	1	3	4	0	21
Total	15	83	50	70	80	82	91	69	21	561

### 60% AMI units

1-BR	0	14	30	0	8	9	17	20	41	139
2-BR		2	2	6	25	33	25	15	10	118
3-BR		2	1	1	5	5	8	3	0	25
4-BR		2	0	1	1	1	2	1	0	8
Total	0	20	33	8	39	48	52	39	51	290

### Replacement + 60% Units:

Total	15	103	83	78	119	130	143	108	72	851
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### 80% AMI units

0-BR				0		0	15		0	15
1-BR				24		6	0		0	6
2-BR				9		0	0		39	39
3-BR				0		0	0		11	11
4-BR				0		0	0		0	0
Total	0	0	0	33	0	6	15	0	50	56

### All units:

	Baldwin	Kebero	Raven	Hoa Mai	Red Cedar	Hinoki	SCIDpda site	Sawara	Juniper	Total
0-BR	0	0	0	0	0	0	15	0	0	15
1-BR	15	53	70	51	20	40	58	57	41	381
2-BR	0	37	10	43	67	77	60	37	53	375
3-BR	0	7	2	12	27	17	20	9	28	122
4-BR	0	6	1	5	5	2	5	5	0	29
Total	15	103	83	111	119	136	158	108	122	907



**Map of Yesler by Block Number**



**Replacement (30% AMI) and 60% AMI Housing by Block**

	BLOCK									Total
	2	3	4	5	6	7	8	9	10	
Replacement (30% AMI) Housing										
Baldwin Apts (1305 E Fir)									15	15
Kebero Court (1105 E Fir)								83		83
Raven Terrace (820 Yesler)	50									50
Hoa Mai Gardens (221 10th Ave S)					70					70
Red Cedar (808 Fir St)							80			80
Hinoki				82						82
SCIDpda site									91	91
Sawara						69				69
Juniper					21					21
Total	50	0	0	82	91	69	80	83	106	561
60% AMI Housing										
Baldwin Apts (1305 E Fir)									0	0
Kebero Court (1105 E Fir)								20		20
Raven Terrace (820 Yesler)	33									33
Hoa Mai Gardens (221 10th Ave S)					8					8
Red Cedar (808 Fir St)							39			39
Hinoki				48						48
SCIDpda site									52	52
Sawara						39				39
Juniper					51					51
Total	33	0	0	48	59	39	39	20	52	290

Green shading: Completed

Orange shading: In the pipeline





## **Seattle Housing Authority**

190 Queen Anne Ave N

Seattle, WA 98109

206.615.3300

[seattlehousing.org](http://seattlehousing.org)

