



2020

YESLER ANNUAL IMPLEMENTATION REPORT



In this report:

Affordable and
Market-Rate
Housing

Education, Health
and Employment
Initiatives

Community
Building

Arts and
Creative
Placemaking

Neighborhood
Improvements

Table of contents

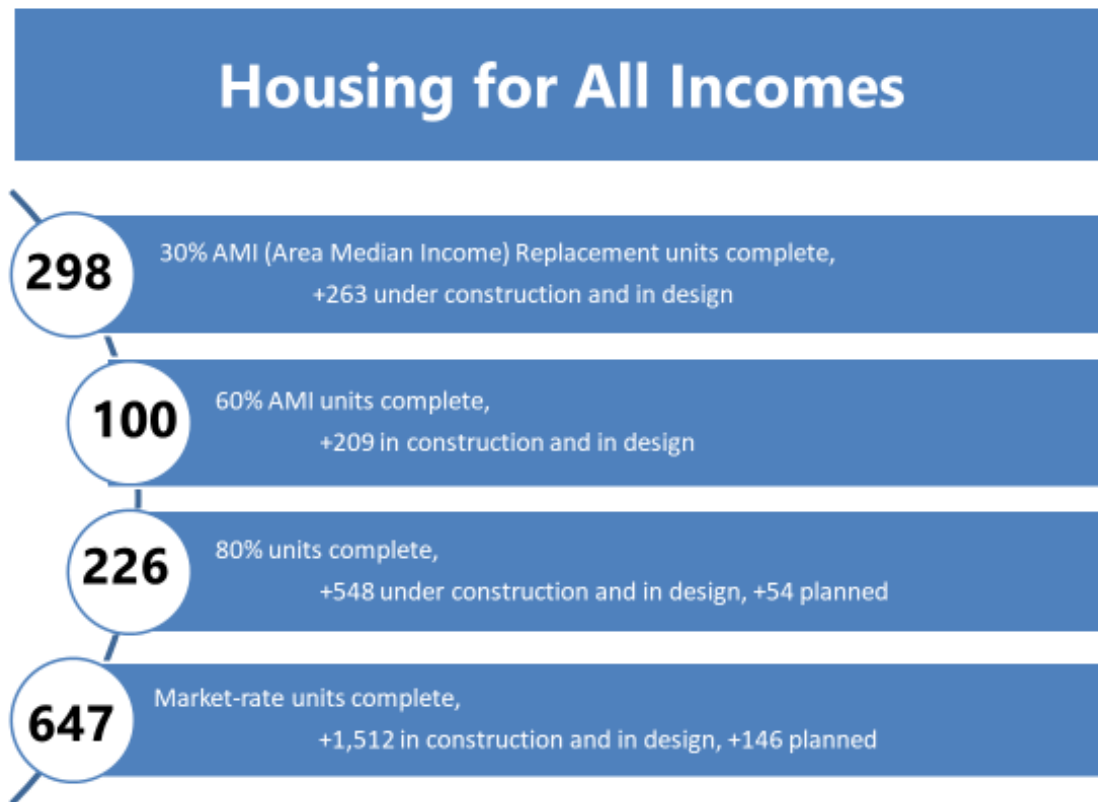
	Page
Introduction	3
Investing in People, Neighborhood and Housing	5
Education Initiatives	6
Health Initiatives.....	10
Community Building Initiatives	11
Arts and Equitable Placemaking Initiatives.....	13
Employment Initiatives	17
Yesler Relocation.....	18
Neighborhood Improvements	20
Housing.....	24
Funding Summary.....	27
Properties Sold or Leased.....	29
Yesler Funding Progress	30
Appendices A – Neighborhood Map	14
Appendix B – Housing Production	32-36

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 in 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, U.S. Department of Housing and Urban Development (HUD), City of Seattle, Seattle University, The Kresge Foundation, RAVE Foundation and the Robert Wood Johnson Foundation.

This report highlights the major accomplishments for redevelopment in 2020.



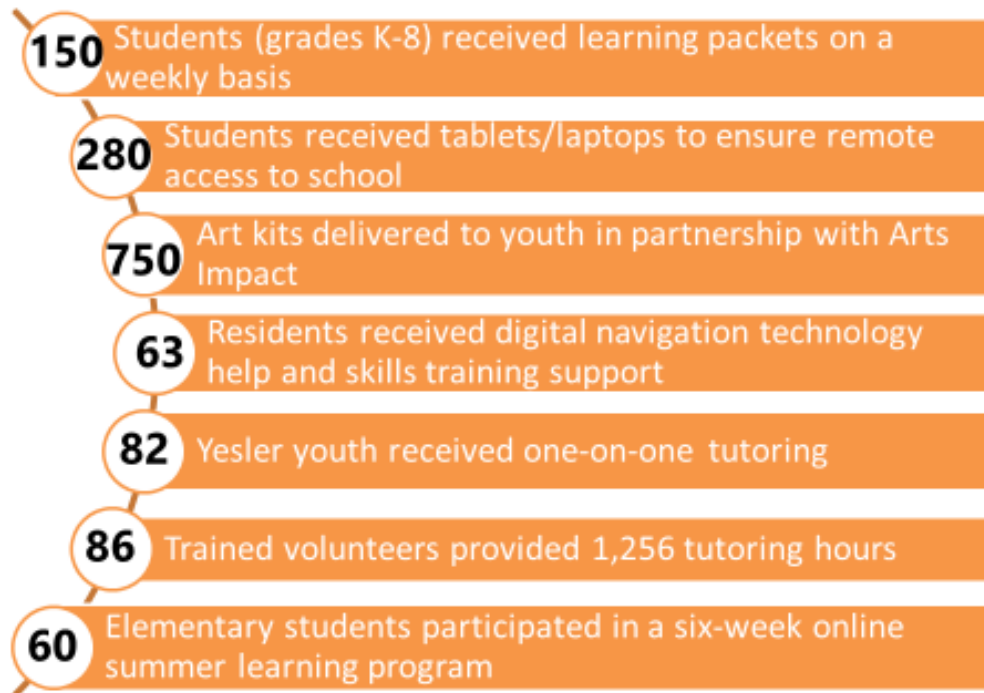
A Complete Neighborhood

- ✓ Yesler Terrace Park is open for public enjoyment
- ✓ Fir Street pocket park finished, design for 2 other Pocket Parks finalized
- ✓ Construction of new streets, sidewalks, access drives completed
- ✓ Two P-Patches plus Yesler Farm in operation, Green Street Loop with exercise stations completed
- ✓ Large-scale and smaller art installations throughout the community

Original Yesler Residents

- 493** Original households given priority for the 561 new Replacement Housing units at the new Yesler
- 100%** Original households successfully relocated
- 259** Original households continue to live at Yesler
- 205** Relocated households prefer living in their new communities, but retain the option to return to Yesler
- 4** Future buildings for relocated residents to return: Hinoki (2022), Yesler Family Housing, Sawara, and Juniper (2023+)

Quality Education for All



Investing in People, Neighborhood and Housing

The Seattle Housing Authority 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 included 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, adjusted accordingly during the coronavirus pandemic, 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, Catholic Community Services Youth tutoring program, community rooms and SHA's JobLink program.

Raven Terrace, one of SHA's newly developed buildings, has space for community gatherings and is home to Neighborhood House's Individual and Family Assistance Center.

Hoa Mai Gardens, another SHA-developed building, also has space for community gatherings, including a large 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, yet another SHA-developed apartment building, 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. The office is located at the building's most visible corner, Broadway and Fir Street. The Multi-Media Resource and Technology Institute, a nonprofit that focuses on preparing youth for success in multimedia technology, also has offices in the building. A light-filled spacious 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 office of the Yesler Association, the entity tasked with maintaining common spaces and catalyzing community engagement across all of Yesler's buildings and resident groups.

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, SHA collaborates with local institutions and nonprofits to create a cradle-through-college pipeline of learning resources for children and youth.

2020 was an extremely challenging year for everyone because of the COVID-19 pandemic. SHA staff and service providers made significant adaptations to programming and services to help families thrive, and ensure students continued to receive education and enrichment support, despite facing countless difficulties.

Seattle University Youth Initiative

Seattle University leads a collaborative network of 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. During 2020, Seattle University provided indispensable leadership and support in coordinating pandemic response for the delivery of services and resources to youth and families. Partner organizations included the Bureau of Fearless Ideas

(literacy, creative writing, youth leadership and social emotional learning), Youth Tutoring Program (academic support and skill building) and Multi-Media Resource Institute (youth storytelling, 21st century skills and technology).

Local Improvement Network Initiative

Seattle University and the Seattle Housing Authority continue to work together and with partners to strengthen educational outcomes for children at Yesler and surrounding neighborhoods. The university, with funding from the Bill and Melinda Gates Foundation, launched the [Local Improvement Network Initiative](#) to address discrepancies in educational equity. The network convenes families, community partners and teachers from six elementary schools – Bailey Gatzert, Leschi, Lowell, Madrona, Muir and Thurgood Marshall -- to support students in central Seattle. As the COVID-19 health crisis led to school closures and major challenges, staff pursued creative strategies to meet families' emerging needs, while maintaining focus on the ultimate goal of implementing culturally responsive teaching assets, elevating family experiences, and strengthening the school-to-home connection.

The university contributes to the funding of SHA's Yesler Education Youth Development Manager, who supports the Initiative's implementation and is a member of the steering committee. In the fall of 2020, the university redistributed \$625,000 in grant funds to local community organizations to provide academic enrichment and social emotional support to youth and families at Yesler and in the surrounding central Seattle neighborhoods.

Yesler Education and Youth Development Strategy

Seattle University is committed to continuing the facilitation of relevant, age-specific neighborhood networks and programs, engaging and coordinating community partners, and supporting programmatic initiatives at Yesler. SHA remains a key partner in two major Seattle University-led programs: the Youth Initiative and the Local Improvement Network Initiative. Collaboration terms are reviewed and adjusted on an annual basis to respond to evolving needs of the rapidly changing Yesler community.

Beginning in 2021, SHA will provide direct leadership for funding, coordinating and evaluating organizations who provide relevant academic, social emotional and enrichment programs to residents during out-of-school times, particularly summer. As the strategic coordinator of programs at Yesler, SHA will ensure service providers' programming adequately meets community needs. Seattle University and Seattle Public schools will remain key partners and collaborators in these initiatives.

Yesler Youth Engagement Specialist

In January 2021, Seattle Housing Authority will add a Youth Engagement Specialist position to the Yesler team. This position will primarily focus on ensuring that male youth, ages 10-21, access mentorship, social emotional support, and youth employment and postsecondary education opportunities. This position will collaborate with Yesler's Education Engagement Specialist and Community Builder, and will play a key role in supporting and managing partner organizations.

Yesler Education Engagement Specialist

The Yesler Education Engagement Specialist (EES) is a unique role that facilitates success in education for Yesler families and youth. The EES addressed numerous educational challenges during the COVID-19 pandemic, and focused on the following areas:

Intervention: Maintained strong partnerships with Bailey Gatzert Elementary and Washington Middle School to support youth and families during the pandemic, troubleshooting and devising strategies to assist Yesler residents. During the abrupt transition to remote learning, the EES worked in partnership with local schools to ensure that 150 students in grades K-8 received learning packets on a weekly basis. In addition, 25 pre-K students received books and activity kits. The EES also helped families with the use of computers and electronics, including online learning, enrollment in school and out-of-school programs, and communications between home and school. Additionally, the EES supported academics, social emotional learning, and skill building by ensuring that Yesler residents were enrolled in virtual programs offered by local organizations, including the onsite Multi-Media Resource Institute (virtual storytelling, technology supports led by Yesler high school students), Youth Tutoring Program (tutoring), Bureau of Fearless Ideas (literacy, writing and social emotional development), and Seattle Public Library.

Attendance: The EES helped bridge the connection between home and school after the abrupt transition to remote learning. Many families struggled getting adequate internet access and receiving devices from the school district. In partnership with local schools, the EES ensured that all 280 school-aged students received tablets and/or laptops to be able access their school's online learning platform and do schoolwork. Additionally, in partnership with Seattle Public Schools, Comcast and Wave, the EES supported internet sign-up events for Yesler residents.

Partnerships: In partnership with Arts Impact, the EES delivered 750 Art Kits to young Yesler residents. In partnership with Multimedia Resources and Training Institute, Bureau of Fearless Ideas and the Youth Tutoring Program, the EES delivered education materials to students and families. In addition, the EES rallied local organizations and school staff to address emergent needs of Yesler residents on a case-by-case basis.

Digital Equity and Digital Literacy

The partnership between the Seattle Housing Authority and the City of Seattle's Information Technology department continues to support digital literacy efforts at Yesler and other SHA communities. The computer lab at the Yesler Community Center, an important building block in the community, permanently closed its doors in 2020. Fortunately, SHA and the City identified a nonprofit located at Yesler, Multimedia Resource and Training Institute (MMRTI) to continue the important digital equity work.

The MMRTI partnership provided:

- 120 hours of facilitated assistance (10 hours per week for 12 weeks)
- 32 hours of STEM and digital literacy skills for education and workforce training to 11 students
- Digital navigation and skills training support for 63 residents

Additionally, MMRTI, in partnership with SHA and Seattle University, ran a six-week virtual reading, math and media program. The program served 12 youth, 15 young children, and eight families. The successful program was extended to the first part of 2021.

In partnership with SHA, Seattle University, and Seattle Public schools, the Bureau of Fearless Ideas organized virtual summer reading and mindfulness programs for Yesler students. View videos featuring the work of two students, [Layla](#) and [Rohda](#).

Tutoring Services

In partnership with Catholic Community Services of Washington, the following services were provided:

- 1,256 hours of one-on-one tutoring through 86 trained volunteers to 82 students
- Individual support, including resources for household basic needs, unemployment services, technology and internet access, academic and social emotional learning and enrichment activities
- Supervised online tutoring services
- A six-week online summer learning program to 60 elementary students
- New systems for student goals, skill-building and session tracking for online tutoring starting in the fall of 2020
- Trained volunteer tutors for fall online tutoring
- Two one-on-one weekly tutoring sessions for nearly every student
- Resources for students and families, such as donated laptops, school supplies, food donations and information about accessing household basic needs

Health Initiatives

Community Health Worker Initiative

The Community Health Worker initiative at Yesler formally transitioned to Neighborhood House in 2020. SHA and Neighborhood House amplified their collaboration during the year to provide food, hygiene items, utility assistance and other supportive services to the Yesler residents most impacted by the coronavirus pandemic.

Employees conducted wellness checks, delivered roses on Mother's Day, and bilingual volunteers and staff reached out to residents with limited English proficiency. The in-person wellness checks were augmented by weekly or biweekly telephone calls to high-risk residents. These calls allowed staff to assess residents' condition, and to summon the immediate basic needs required to ensure client stability. An important additional service provided to residents was education and guidance regarding Governor Jay Inslee's Stay Home, Stay Healthy order, and the translation of public health guidelines to the languages spoken at Yesler.



Community Building Initiatives

Resident action to improve economic, cultural and social opportunities at Yesler and adjacent neighborhoods

Yesler neighbors actively develop and support community activities through the various community-led councils. While the pandemic slowed efforts to foster a sense of community, it could not impede them. In response to the Stay Home, Stay Healthy order, the Yesler Terrace Community Council, Yesler Advisory Council and numerous other informal groups found virtual ways to meet and conduct activities. Community building initiatives expanded to address emergent needs.

The following examples offer insight into the holistic approach that aims to create a cohesive and sustainable mixed-income community at Yesler:

The Yesler Terrace Community Council took a break after the first two in-person meetings were held in 2020, but resumed virtual meetings by late summer. The monthly council meetings provide a crucial venue for residents to voice concerns and receive information, including redevelopment updates. Translation services are available at council meetings.

In partnership with Neighborhood House and resident leaders, various cultural affinity groups found ways to resume activities online. Vietnamese Teatime, game time, and even karaoke, continued biweekly. Leaders from Eritrean and Ethiopian communities have been hosting wellness calls in hopes of keeping community members plugged in. The Yesler engagement team, composed of the Community Builder and Education Engagement Specialist, work with these groups, the Yesler artists-in-residence and others, to offer wellness bags filled with masks, hand sanitizers, cleaning supplies, and culturally specific household items such as sticky rice, teff (a staple crop in the Horn of Africa), coffee, oils and books.



In 2020, the Vietnamese Lunar Year and Black History Month celebrations were the only two events that took place before the shutdown. While the pandemic stopped in-person events, several of Yesler's long-standing events became virtual gatherings. Juneteenth boxes full of goodies from various Black-owned businesses brought smiles to community members. The annual Eid celebration, always offering a plethora of food, transitioned into a virtual home-based event.

The pandemic shifted the focus from improving cultural and social opportunities to direct resident services. The Yesler engagement team, community members, staff and volunteers delivered food, distributed masks, education materials, diapers and cleaning supplies. At the start of the pandemic, through a generous donation from Amazon, a team of SHA volunteers delivered 960 meals a week to elders and those unable to leave their homes. By the end of

2020, almost 200 households received weekly deliveries from various food banks. Each month, 70 families were supported by WestSide Baby with a supply of diapers, wipes and various nursery items. Every household received multiple books, supplied by the Seattle Public Library, including books representing the various cultures, languages and identities at Yesler. Around 50 households received cleaning supplies, paid for by various sources secured by SHA. U-Power and the RAVE Foundation provided sports equipment to every young Yesler resident to support physical activities in safe settings.

The Yesler engagement team, in partnership with SHA property management, Neighborhood House, Neighborcare Health and International Community Health Services offered three onsite COVID-19 testing events. A free onsite flu vaccination clinic was held at the Epstein Opportunity Center.

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 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 redevelopment meetings. [SHA's website](#) hosts reports, fact sheets, news and other information to keep the public informed on the progress of Yesler's redevelopment.

Citizen Review Committee

The Citizen Review Committee (CRC) is made up of diverse participants representing both the immediate neighborhood and stakeholders throughout the city. Resident members were selected by the Yesler Terrace Community Council. Membership categories on the committee include residents, affordable housing and smart growth/sustainability advocates, city agencies and service providers. With much of the planning work completed, the CRC now focuses on sustaining programs that foster connections and enrich the lives of people at Yesler.

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 brief residents regarding the redevelopment. Interpretation is provided, at a minimum, in four different languages.

P-Patch Community Gardens and Yesler Urban Farm

As early as 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 with 28 gardening plots. In 2017, a P-Patch was completed at SHA's Hoa Mai Gardens with 20 plots. A third P-Patch will open when SHA's newest building, Hinoki, is completed in early 2022.

[The Yesler Urban Farm](#), located in the WSDOT right-of-way along Interstate 5 just south of Yesler Way, continued its activities in 2020. In addition to gardening activities, the farm hosted youth programs and a bio-sciences class from Seattle University.



Arts and Equitable Placemaking Initiatives

With generous support from The Kresge Foundation, SHA continues to be a leading innovator in using arts and culture strategies as redevelopment tools. At the start of 2020, five artists offered programs such as building lobby art clubs; dance and leadership classes for women, girls and Vietnamese seniors; weekly sewing workshops and activities in the Pedestrian Pathway that fostered neighborhood dialogue and familiarity with Yesler's built environment. These programs provided key social opportunities for residents and bolstered connections between artists, residents, SHA staff and service providers.

In March 2020, with the onset of the COVID-19 pandemic, the arts program at Yesler reassessed how it could continue to serve the community. Thankfully, several key aspects of the program, such as strong relationships with service providers and SHA staff, along with an up-to-date understanding of SHA's coronavirus protocols, allowed artists to make informed choices to maintain a consistent presence at Yesler without draining existing resources. Despite some setbacks, artists were able to creatively respond to resident needs, while supporting the original program goals. The resulting roster of programming continues to strengthen community connections, bolster the spirit of residents and staff, and help fill in important gaps in communication and visibility attributable to the pandemic.

Key arts engagement programs included:

- Music listening sessions at all of the SHA resident buildings from July through October.** Artist Sumayya Diop sang and played drums in four different building courtyards on a weekly basis. Protocols and outreach adhered to the guidance and directive of public health organizations and public officials. Sumayya's exuberant dancing and singing lifted spirits and brought joyous activity to a weary community and residents, who safely listened from windows and balconies wearing masks, were happy to see her in person. Some residents danced on their balconies, while others listened behind closed doors. Residents expressed their gratitude for Sumayya's continued commitment to the community.
- Cultural care packages for residents.** Shifting from hip-hop youth programs and resident spotlight videos, artist Che Sehyun organized a cultural care package program for youth and Vietnamese seniors. For the seniors, Che collaborated with community leader Kim Do to provide 100 bags with culturally specific items and food ingredients that weren't typically available via food pantries. The packages provided much-needed comfort to residents experiencing anxiety and isolation. For the youth, Che worked with two young adult community leaders to gather youth for online check-ins. The events culminated in a care package give-away that included 60 bags of books by BIPOC authors (donated by the Seattle Public Library), an artist-produced sweatshirt and zine featuring local and global heroes, as well as snacks and other items.



- Sewing activities and workshops.** Unable to offer in-person classes, sewing artist and instructor Malia Peoples aided a SHA effort to employ residents to make masks, and lent sewing machines to residents interested in continuing their projects at home. Malia created sewing and fabric art kits for residents and held weekly online sewing workshops where residents received and offered advice about projects, socialized and showcased their work.
- A community newspaper and activity guide, *The Yesler Terrace Hello*.** Produced by artist Kristen Ramirez, *Yesler Hello* is a colorful, high-quality printed quarterly broadsheet. Filled with community news and contributions, its activities encourage residents to safely explore the neighborhood. Notable sections include an artist-illustrated map of Yesler, original poetry by youth and Vietnamese

seniors, a recipe with tips contributed by a long-time resident and Ethiopian mother and a scavenger hunt featuring neighborhood plants. *Yesler Hello* is distributed to every Yesler household, including private rental buildings, as well as neighborhood businesses. A translated insert included just for SHA households details development, construction, property management, community services and other agency-related news. *Yesler Hello* and its news insert provided a creative method to communicate and build community during the pandemic.

- **Social Clubs.** To help combat social isolation, artist Jenn Charoni implemented a virtual social club program for small groups of friends and neighbors. Offering assistance with technology, materials, organizing and connecting, Jenn arranged for residents to paint with friends, create posters with building pride messages and engage in small sewing activities. For some residents, the social club was the first time they ever participated in an online conferencing program. The program also provided a platform to discuss COVID-19 and to connect residents to essential services.

A new sculpture honors Yesler residents' resilience through periods of change and growth

A new sculpture at Yesler, *Megastrobili* by artist George Lee, was unveiled in November. George was commissioned by SHA in 2016 to create a public artwork as part of a Kresge Foundation Arts and Culture grant supporting SHA's work to integrate arts into the Yesler redevelopment process.

Since then, George has led many community engagement projects at Yesler, including a youth and sports after-school program and the creation of a Yesler Hospitality Table. In creating *Megastrobili*, George was especially inspired by stories shared by elders in the Vietnamese Garden Club and East African Food and Fitness programs, where the artist learned about the rich gardening traditions of the community and residents' immigration experiences. George spent years getting to know the community, neighborhood and SHA staff as he developed his artwork, which gave him the chance to create a sculpture that was connected to the history and people of Yesler.

Megastrobili is a series of six boulder-like forms with faceted sides that shift from geometric to organic. The sculpture's shape is modeled after the seed pods of the grand Monterey Cypress tree that rises above the work, and its title refers to the botanical name of the Cypress cone. Recalling the sharing of seeds between individuals in the neighborhood, the sculpture honors residents' resilience through periods of change and growth. The artwork is meant to be explored from one end to another and evokes different forces of nature. Its location, in the pocket park at the corner of Fir and Broadway, invites viewers to remember the significance of Yesler Way, which was an indigenous route between villages and ancestral places, and later a logging road. George also worked to collect personal and historic keepsakes from Yesler staff and residents, which are embedded in the sculpture to invest it with the vibrant spirit of the community it honors and serve as a time capsule of this particular place in time.



The COVID-19 pandemic disrupted planning, communicating and gathering as a community. Thankfully, SHA and the artists were able to shift programming and develop safe new methods for reaching and engaging residents.

Positioning residents as leaders and community caretakers set the scene for SHA to hire Yesler residents at a competitive rate to sew masks for fellow residents.

Throughout the pandemic, all of the arts and culture efforts demonstrated a consistent commitment to create a supportive community environment and develop programs that empower residents and lift up their voices.

Employment Initiatives

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

JobLink

In 2020, the COVID-19 pandemic had significant impacts on individuals served by the JobLink program in the Yesler community, as well as sweeping impacts on the labor market in Seattle. Many participants experienced layoffs as employers temporarily or permanently closed their operations, and as hiring slowed significantly in many sectors. Some participants chose to postpone their job search due to health concerns or new caregiving and remote schooling responsibilities. Also, some participants chose to return to school to build skills that position them well for changes in the local labor market. Within this context, JobLink worked to augment its support to the Yesler community with an array of additional services.

Expanded services included participating in SHA's food distribution and wellness calls to vulnerable households early in the outbreak. In addition, JobLink established a helpline to assist any SHA resident not enrolled in JobLink with problem-solving around receiving the stimulus checks, unemployment benefits and job search. JobLink received ten calls from Yesler residents living at Red Cedar, Hoi Mai Gardens and Kebero Court. During the challenging transition to remote learning, JobLink distributed twelve laptops to Yesler high school and college students.

In addition, JobLink continued to support the education and employment needs of the Yesler community. While the office location was closed, JobLink transitioned to virtual services and continued to deliver individualized support to 64 JobLink participants with college enrollment and persistence, job search, interview preparation and delivering critical financial supports for education and employment milestones. Despite the economic and health crisis, many Yesler participants found ways to advance their education and employment goals with support from the JobLink program, including four who secured new employment and eight who continued their higher education or job training.

One example is **Winona**, a 65-year-old Native American woman who came to JobLink in 2018, with the aim to replace her contract work with a full-time permanent job. Working with her Career Coach, Winona created a plan to update her administrative skills and experience. She secured a temporary administrative support position in SHA's Housing Choice Voucher department, where she earned high praise for her diligence and attention to details. Winona was able to build on her newfound confidence in the workplace, and partnered with her Career Coach and Employer Broker to improve her interview skills and job search strategies. Ultimately, her perseverance paid off, and Winona secured a full time, \$18 per hour job at Seattle Indian Health Board days before the state's first COVID-19 stay-home order was issued. She remains employed.

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 was conceived to be carried out in five phases. Rather than requiring all residents to leave the site at once, the phased relocation allowed the majority of residents to remain living in the community throughout the redevelopment process. 2020 marked the last phase, when all residents successfully relocated from the original Yesler housing. Of the original cohort of 493 households, 55 percent continue to be living on-site in new Yesler housing, while 45 percent remain in their chosen relocation housing in other neighborhoods.

The initial phase of relocation began on July 2, 2012, when all 493 households residing at Yesler were officially informed of their eligibility for relocation assistance. With each phase, residents received at least 18 months' notice before plans to demolish their apartments were put into action. The final phase included 67 households in 2018, with a deadline to move out by April 1, 2020. The last seven households who remained in original housing at the start of the year successfully relocated by the end of March 2020.

Over the course of the redevelopment, whenever demolition plans were announced, residents who lived at Yesler were regularly offered three relocation choices:

1. Relocate offsite, whether in SHA housing in Seattle, or elsewhere using a voucher
2. Move directly from old Yesler to new Yesler replacement housing
3. Transfer to another old Yesler apartment not yet scheduled for demolition

Since the last remaining 1940s era housing was scheduled to be demolished in 2020, the third option was no longer available to households relocating in the last phase. Instead, most chose the second option, moving directly to newly redeveloped housing at Yesler. Four of the seven remaining households in 2020 made their move within the Yesler community to new redeveloped buildings on site, and the other three chose options at SHA properties elsewhere in Seattle. All members of these households were adults.

After 2020, the relocation process will focus on assisting residents who now live in other neighborhoods, to remind them of their right to return to Yesler, should they so choose. The relocation team remains in touch with the remaining 194 offsite households (accounting for attrition), and will invite them to exercise their option to return to the next new SHA building, Hinoki. Twelve households responded to a 2020 questionnaire declaring their intention to return to Yesler when Hinoki begins leasing in early 2022.

2020 Relocation activity

- Phase 5 from 2018-20 included 67 households. The final seven families completed their relocation process in 2020. Of the total, 22 households moved offsite and 45 moved to replacement housing at Yesler.
- The Seattle Housing Authority provided the following relocation services in 2020, as described in the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle:

- Information provided in 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, as well as transportation assistance back to students' original school, plus transportation funds to attend the Youth Tutoring Program at Yesler if needed
- Moving, packing; and unpacking assistance
- 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 2020, SHA relocation staff initiated one community event, participated in meetings by the Yesler Community Council and other community groups, and provided a total of 16 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 regularly held public meetings to inform the community about relocation issues and to address resident concerns. Interpreters were generally available in Oromo, Somali, Cantonese, Vietnamese, Khmer, Amharic, Tigrinya and Spanish.

Public gatherings were suspended for most of 2020. No meetings occurred regarding relocation, aside from one-on-one relocation counselling sessions with individual households. Relocation staff attended one resident meeting and provided a relocation update at the Lunar New Year celebration on January 29, 2020.

Lease enforcement actions

There were no lease enforcement actions that resulted in eviction in 2020.

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 2020:

- The last segment of the **Green Street Loop** along 8th Avenue, adjacent to the Epstein Opportunity Center, was completed in 2020. The Green Street Loop is a half-mile circuit that links three pocket parks to the larger Yesler Terrace Park and creates a cohesive pathway to neighborhood destinations. Along the Loop, there are 8 “activity zones” with benches and fitness stations that accommodate a broad range of ages and skill levels, colorful pavement lights, larger trees and public art. The Loop is a public streetscape that promotes physical activity, rest and relaxation, as well as social engagement and connections.
- The **Fir Street Pocket Park**, located at Block 3, was completed in 2019. The park includes community-inspired art installations such as the Yesler Hospitality Table and the Megastrobili sculpture composition completed in 2020.
- Construction was completed in 2020 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.
- The final stage of street improvements in the right-of-way adjacent to **Yesler Terrace Park** was completed by SHA in 2020. These improvements include street furniture and exercise stations, seating walls and benches, special lighting and a wide richly landscaped planting strip.
- Infrastructure construction 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, was completed in 2020.
- **The Yesler Hillclimb**, a grand richly landscaped public staircase and pathway adorned with public art, continued to be in use throughout the year. The Hillclimb connects the neighborhoods of First Hill, Yesler, Chinatown-International District and Little Saigon.





- The **Yesler Pedestrian Pathway**, a neighborhood connector that provides multiple activity zones and pause stations, was decorated with festive holiday lights in the latter part of 2020, in hopes of bringing some visual beauty and joy to a community challenged and limited by the COVID-19 pandemic.
- The historic **Washington Hall**, restored in part with a contribution of Yesler CNI Neighborhood funds, was closed during the pandemic but plans on resuming operations in 2021.

Ensuring reasonable physical accessibility within Yesler for all residents and visitors

- All new apartments developed by the Seattle Housing Authority are wheelchair accessible. In addition, SHA has built a 60 fully accessible units: 13 at Kebero Court, 1 at The Baldwin, 13 in Raven Terrace, 15 at Hoa Mai Gardens and 18 at Red Cedar.
- The Yesler Hillclimb, Pedestrian Pathway, Horiuchi Park and the Fir Street Pocket Park include designs with ramps and entryways that are accessible per the Americans with Disabilities Act.
- 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
- 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 currently 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 submetering, 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 percent of rainwater falling on the roof. That water is then used within the building, resulting in a further reduction of about 12 percent 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 Hinoki (plus future SHA buildings) 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 provides 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.
- SHA'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 percent 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.

2020 YESLER ANNUAL IMPLEMENTATION REPORT

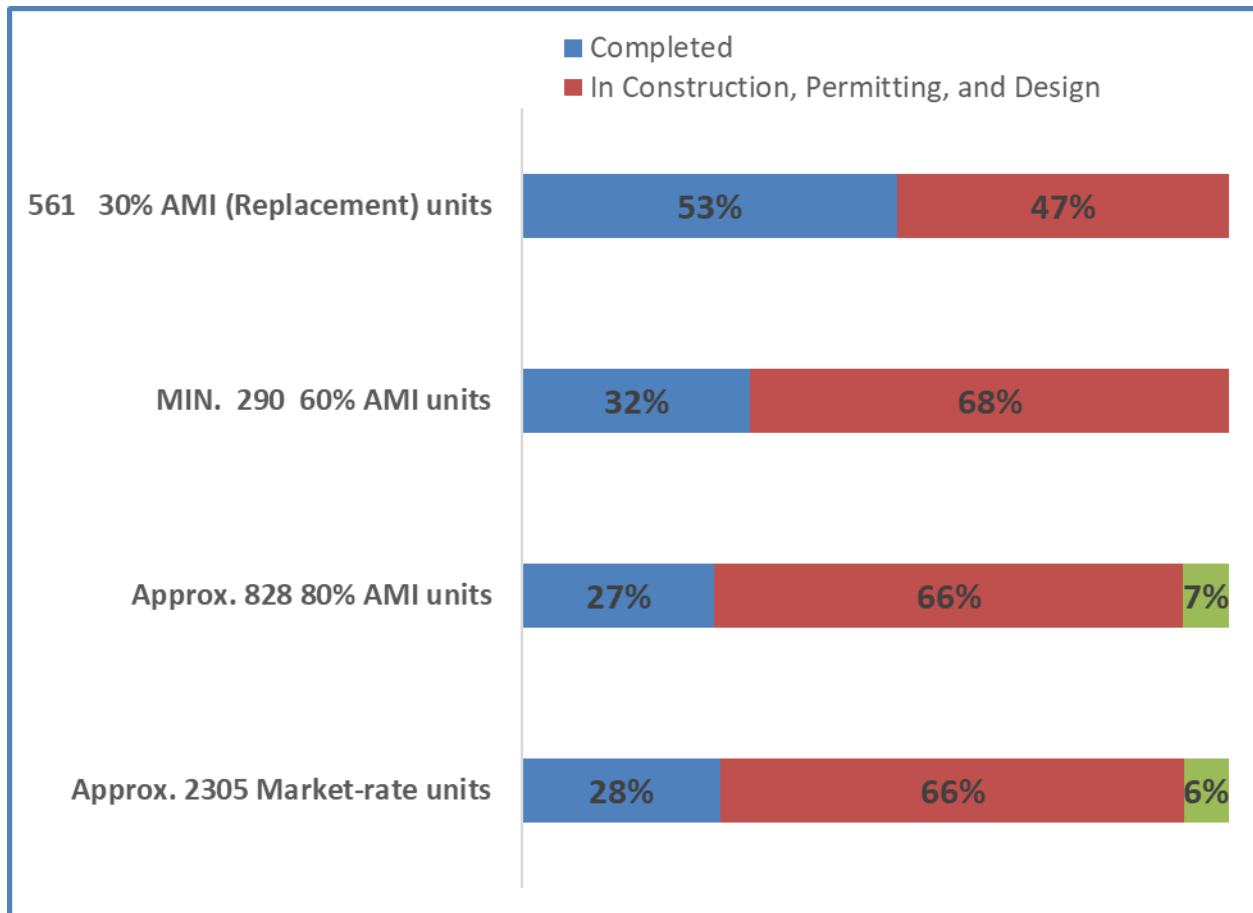
- A total of 24 tons of cobble stones and an estimated 9 tons of red bricks were saved from various demolition projects. These materials are still being considered for use in upcoming landscape installations in various parks throughout Yesler.
- Approximately 45,000 pounds of concrete rubble wall was salvaged during the demolition of Blocks 3 and 4, and repurposed at the new Batik building located at 123 Broadway.
- To date, approximately 86 percent 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 The Baldwin 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 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. The Affordable Housing Finance Magazine selected Raven Terrace as a 2017 Reader's Choice Awards Finalist in the "Public Housing" category.
- **Hoa Mai Gardens**, with 111 low-income apartments, was completed in June 2017. The building is fully leased. The building is the winner of PCBC's 2018 Gold Nugget Grand Award in the "Best Affordable Housing" category.



- **Red Cedar** is SHA's newest completed building complex with 119 low-income apartments. The building, completed in spring 2019, was the 2020 winner of the ULI Jack Kemp Excellence in Affordable and Workforce Housing award.
- **Hinoki**, now under construction, contains 136 low-income apartments. Completion is scheduled for early 2022.
- **Sawara**, now in the final stages of permitting, is scheduled for construction start in the second half of 2021. The building will contain 113 affordable units.
- **Juniper** will be SHA's final building at Yesler and will include approximately 96 affordable units. The building is in the design stage, with construction planned for 2023.

Private Sector Housing Development

- **Anthem** on 12th Apartments, completed in 2015, has 120 apartments, 30 of which are available to households with incomes up to 80 percent of the Area Median Income.
- **Batik**, developed by Vulcan Real Estate and completed in 2018, includes 195 apartments, 39 of which are available to households with incomes up to 80 percent 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 are 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 percent of Area Median Income. The building's ground floor has retail locations that are yet to be rented.
- **Emerson Seattle** (developed by Mill Creek) has 288 apartments, 76 of which are restricted to households with incomes up to 80 percent of the Area Median Income. The building was completed in 2020.
- **Low** Development's 2-building complex is under phased construction. The project has a total of 544 apartments, 145 of which will be available to households with incomes up to 80 percent of the Area Median Income (AMI). The buildings will be finished in two phases between 2021 and 2023.



- **Yesler Towers**, to be developed by Bellevue-based Su Development, will break ground in early 2021. Perched above Interstate 5, the two towers will be a gateway to the city from the south. The building complex will have approximately 352 apartments, 26.5 percent of which will be affordable at 80 percent AMI.

Non-Profit Sector Housing Development

- The Seattle Chinatown International District Preservation and Development Authority, in partnership with Community Roots Housing (formerly known as Capitol Hill Housing), was selected by SHA to build 156 affordable apartments, including 92 units of replacement housing (up to 30 percent AMI) and 64 units designated for the 60 percent AMI level. **Yesler Family Housing** is located at 1215 E Fir Street and expected to break ground in early 2021.

Funding Summary

The Yesler Terrace Redevelopment Project has successfully leveraged public and private funding for the purpose of rebuilding infrastructure and creating affordable housing. 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

- 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

2020

- Yesler Land Sale Proceeds – \$19,700,000
- Low Income Housing Tax Credit Equity – \$33,000,000
- HUD Choice Neighborhoods Initiative – \$4.0 million

Properties at Yesler Terrace Sold or Leased by Year

Location	Type	Purchaser	Sale Proceeds*	Year of Sale
Block 2 east	Sale	Vulcan	\$ 4,890,000	2016
Block 3	Sale	Vulcan	\$ 6,450,000	2017
Block 4	Sale	Vulcan	\$ 7,730,000	2017
Block 5a East	Sale	Mill Creek	\$ 19,470,000	2018
Block 5b	Sale	Lowe	\$ 32,620,000	2019
Block 6.1a	Sale	Su Development	\$ 19,700,000	2020
Block 7.2	Sale	Kaiser Permanente	\$ 35,300,000	2021
Block 6.1b	Sale	MREG	\$ 13,240,000	2021
			\$ 139,400,000	

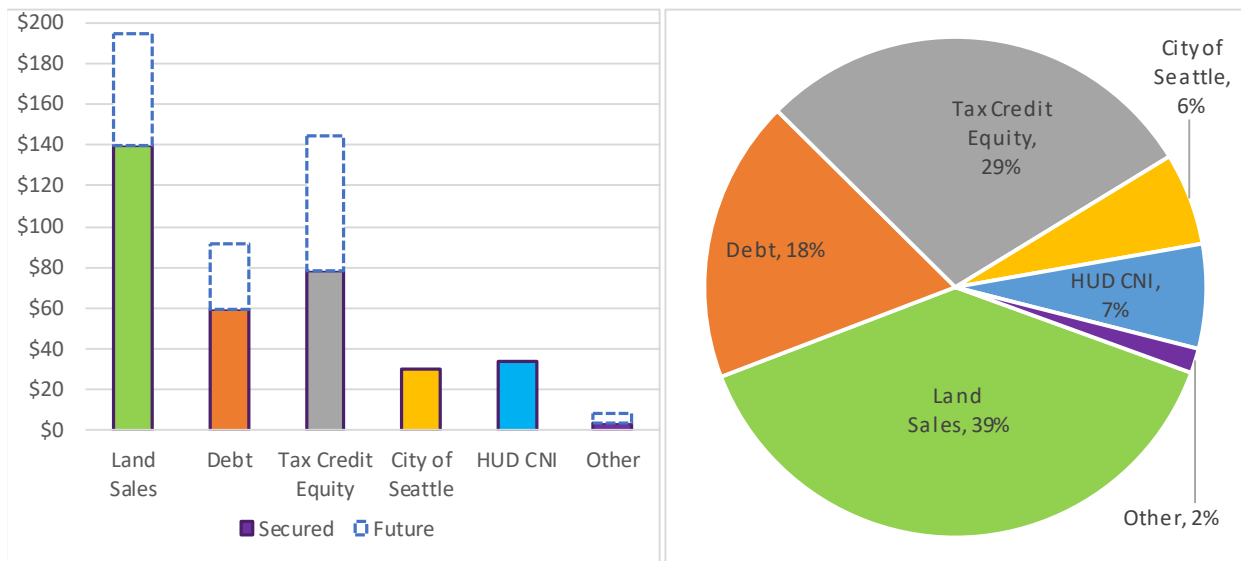
**Environmental cleanup costs are not known at time of sale. Sale proceeds are reduced by environmental cleanup reimbursement to Purchaser.*

Additional properties secured, but not yet finalized

Location	Type	Purchaser	Sale Proceeds*	Year of Sale
Various	Sale	Various	\$ 55,000,000	2021-2023

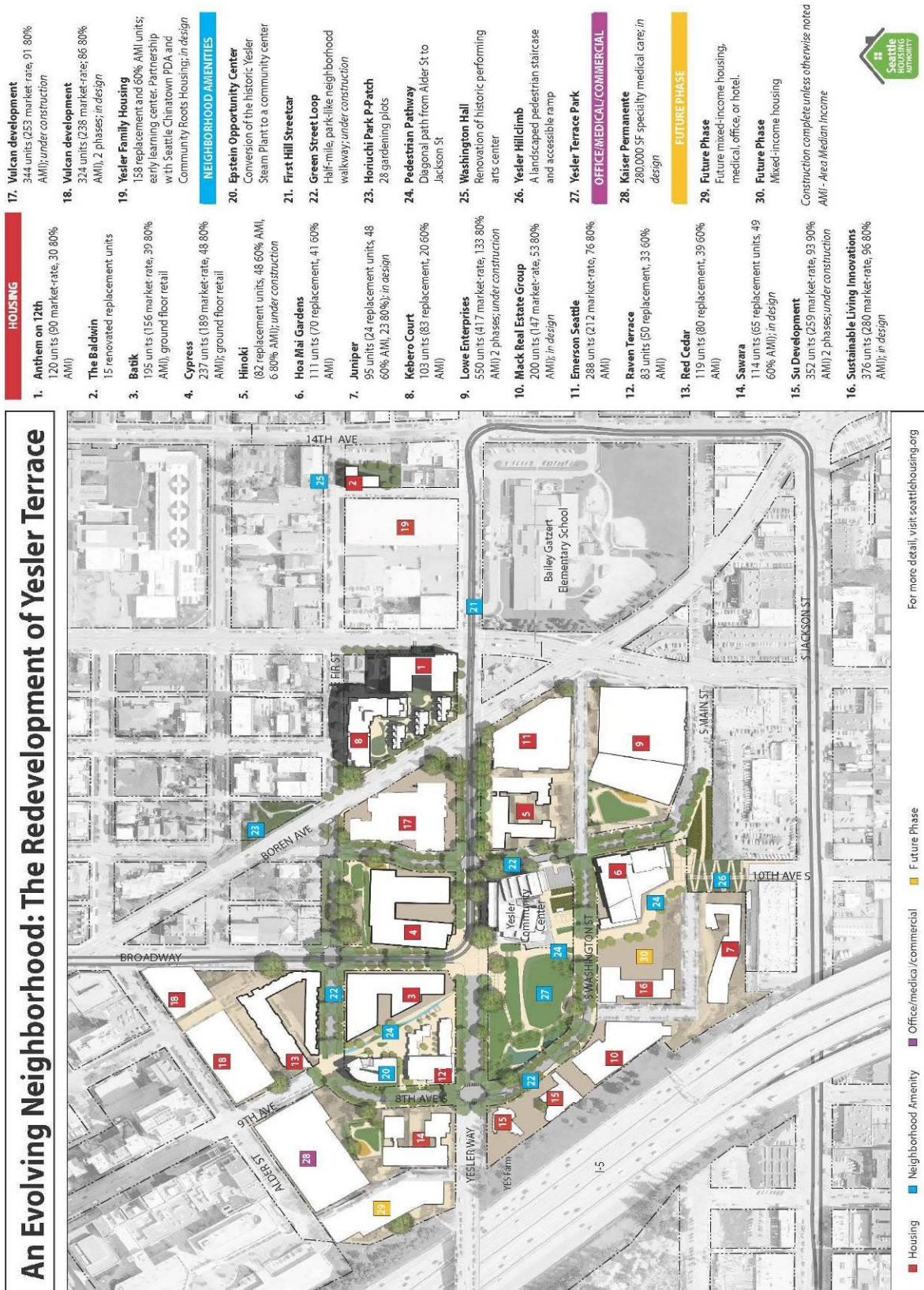
Yesler funding progress

Secured and future funding by SHA, in millions. Private developer projects not included.



	Total	Secured	Future	Percentage
Land Sales	\$194	\$139	\$55	39%
Debt	\$92	\$59	\$33	18%
Tax Credit Equity	\$145	\$78	\$67	29%
City of Seattle	\$30	\$30	\$0	6%
HUD CNI	\$34	\$34	\$0	7%
Other	\$8	\$4	\$4	2%
Total	\$503	\$344	\$159	100%

Appendix A – Neighborhood Map

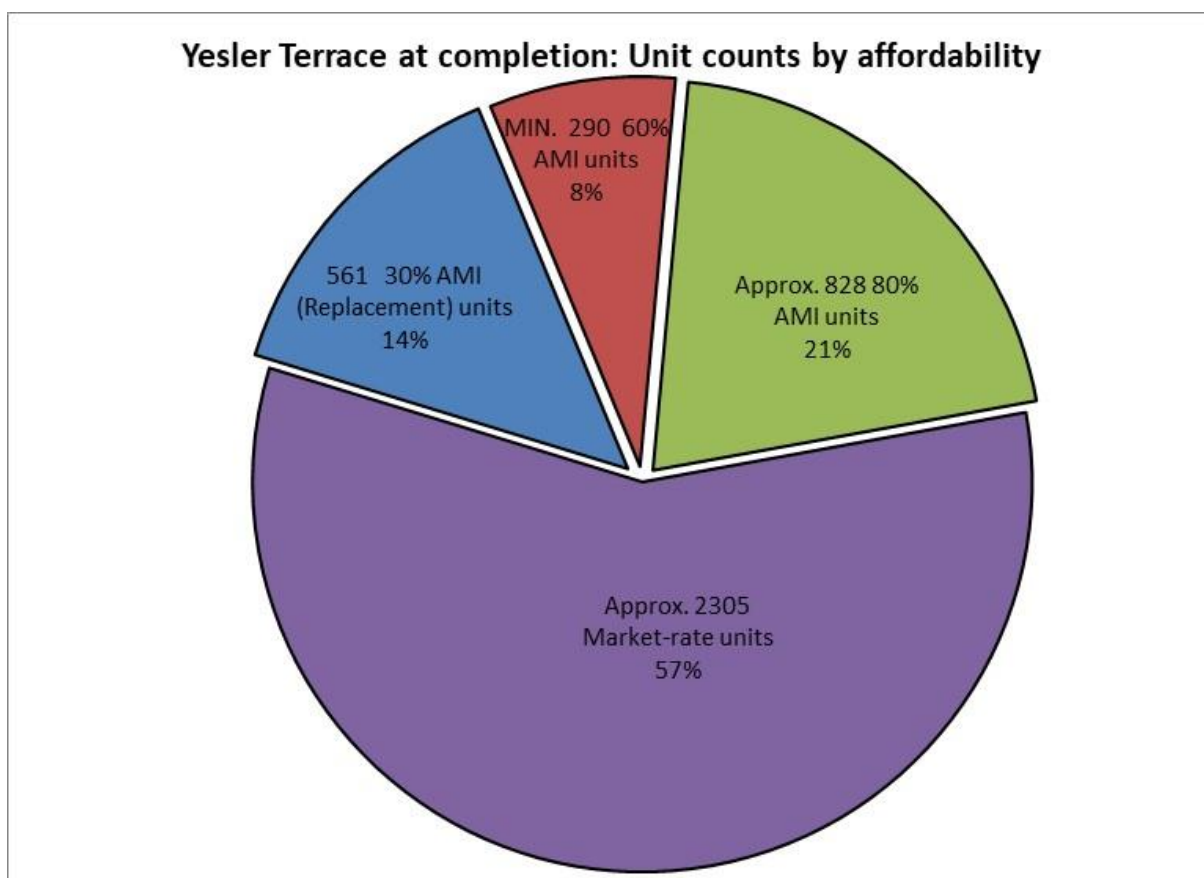


Appendix B – Housing Production

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 percent or less of the Area Median Income. Additionally, at least 290 units are being created and made affordable to households at or below 60 percent of the AMI.

Through partnerships with development partners, SHA will cause the creation of approximately 828 affordable units set aside for households earning 80 percent or less of the AMI, and approximately 2,305 new market-rate units will also be built. At the project's completion, based on current projections, the redeveloped Yesler will have a total of approximately 4,003 units. The following tables show the detail of housing production by year, completion status, and affordability:



2020 YESLER ANNUAL IMPLEMENTATION REPORT

Yesler Redevelopment Housing Production Report

as of March 31, 2021

Income Category	Goal	Completed								In Pipeline					Total
Building		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
Total Replacement (<30% AMI)	561	298								263					561
Baldwin Apts (1305 E Fir)		15	133	0	70	0	80		0	174	89	0	0		
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 (110 10th Ave S)										82					
Yesler Family Housing (1215 E Fir)										92					
Sawara (101 8th Ave)											65				
Juniper (321 10th Ave S)											24				
Total Low-income (<60% AMI)	290	100								209					309
Kebero Court (1105 E Fir)			20		8	0	39		0	112	97	0	0		
Raven Terrace (820 Yester)			33												
Hoa Mai Gardens (221 10th Ave S)					8										
Red Cedar (888 Fir St)							39								
Hinoki (110 10th Ave S)										48					
Yesler Family Housing (1215 E Fir)										64					
Sawara (101 8th Ave)											48				
Juniper (321 10th Ave S)											49				
Total Affordable (<80% AMI for 20 years)	up to 790	180								487					667
Anthem Apts (103 12th Ave)			30	0	0	39	48	63	0	172	77	215	23		
Hoa Mai Gardens (221 10th Ave S)															
Batik Apts. (125 Broadway)						39									
Cypress Apts (120 Broadway)							48								
10th & Yesler (1000 E Yesler Way)										52					
Emerson Seattle (125 Boren Ave S)								63							
Yesler Family Housing (1215 E Fir)										0					
Lowe Bldg. 1 (209 12th Ave S)										73					
Lowe Bldg. 2 (120 S Main St)										47					
Yesler Towers (803 S Washington St)											77				
Block 6.1b (831 S Washington St)												46			
Block 6.2												71			
Block 6.3/6.5													23		
Block 7.1													23		
Block 8.2 (808 Fir St)													44		
Block 8.3													31		
Total Affordable (<80% AMI for 50 years)	up to 160	46								115					161
Hoa Mai Gardens (221 10th Ave S)			0	0	0	33	0	0	13	0	31	38	42	4	
Hinoki (110 10th Ave S)					33						6				
Juniper (321 10th Ave S)											23				
Batik Apts. (125 Broadway)															
Cypress Apts (120 Broadway)															
10th & Yesler (1000 E Yesler Way)															
Emerson Seattle (125 Boren Ave S)								13							
Yesler Family Housing (1215 E Fir)										0					
Lowe Bldg. 1 (209 12th Ave S)										15					
Lowe Bldg. 2 (120 S Main St)										10					
Yesler Towers (803 S Washington St)											15				
Block 6.1b (831 S Washington St)													9		
Block 6.2													14		
Block 6.3/6.5														4	
Block 7.1													4		
Block 8.2 (808 Fir St)													9		
Block 8.3													6		
Total Market-rate Units	Up to 3199	647								1658					2305
Anthem Apts (103 12th Ave)			90	0	0	156	189	212	0	609	259	717	73		
Batik Apts. (125 Broadway)						156									
Cypress Apts (120 Broadway)							189								
10th & Yesler (1000 E Yesler Way)										209					
Emerson Seattle (125 Boren Ave S)								212							
Lowe Bldg. 1 (209 12th Ave S)										242					
Lowe Bldg. 2 (120 S Main St)										158					
Yesler Towers (803 S Washington St)											259				
Block 6.1b (831 S Washington St)													154		
Block 6.2													238		
Block 6.3/6.5														73	
Block 7.1													73		
Block 8.2 (808 Fir St)													147		
Block 8.3													105		
GRAND TOTAL	Up to 5000	1271								2732					4003
		15	306	0	111	195	356	288	0	1098	560	974	100		

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 2023-2024), 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	Yesler Family Housing	Sawara	Juniper	Total
1-BR	15	39	40	27	12	25	30	37	2	227
2-BR	0	35	8	28	42	44	43	19	10	229
3-BR	0	5	1	11	22	12	15	8	12	86
4-BR	0	4	1	4	4	1	4	1	0	19
Total	15	83	50	70	80	82	92	65	24	561

60% AMI units

0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	0	14	30	0	8	9	18	26	8	113
2-BR	0	2	2	6	25	33	27	13	25	133
3-BR	0	2	1	1	5	5	10	5	16	45
4-BR	0	2	0	1	1	1	3	4	0	12
Total	0	20	33	8	39	48	64	48	49	309

Replacement + 60% Units:

Total	15	103	83	78	119	130	156	113	73	870
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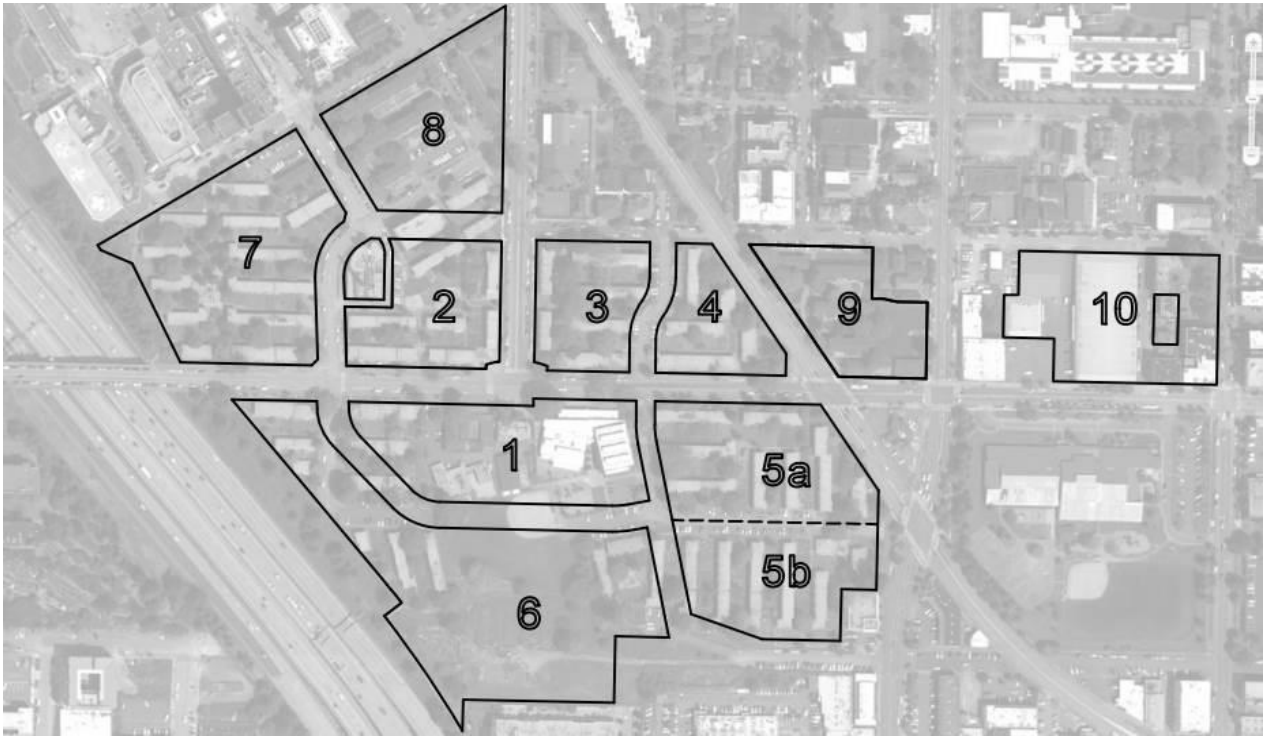
80% AMI units

0-BR	0	0	0	0	0	0	0	0	0	0
1-BR	0	0	0	24	0	6	0	0	6	36
2-BR	0	0	0	9	0	0	0	0	16	25
3-BR	0	0	0	0	0	0	0	0	1	1
4-BR	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	33	0	6	0	0	23	62

All units:

	Baldwin	Kebero	Raven	Hoa Mai	Red Cedar	Hinoki	Yesler Family Housing	Sawara	Juniper	Total
0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	15	53	70	51	20	40	48	63	16	376
2-BR	0	37	10	43	67	77	70	32	51	387
3-BR	0	7	2	12	27	17	25	13	29	132
4-BR	0	6	1	5	5	2	7	5	0	31
Total	15	103	83	111	119	136	156	113	96	932

Map of Yesler by Block Number



2020 YESLER ANNUAL IMPLEMENTATION REPORT

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 (110 10th Ave S)				82						82
Yesler Family Housing (1215 E Fir)									92	92
Sawara (101 8th Ave)						0			65	65
Juniper (321 10th Ave S)					24					24
Total	50	0	0	82	94	0	80	83	172	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 (110 10th Ave S)				48						48
Yesler Family Housing (1215 E Fir)									64	64
Sawara (101 8th Ave)						48				48
Juniper (321 10th Ave S)					49					49
Total	33	0	0	48	57	48	39	20	64	309

Green shading: Completed + Under construction

Orange shading: In Permitting and Design



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