



2021 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	10
Arts and Equitable Placemaking Initiatives.....	13
Employment Initiatives	15
Yesler Relocation.....	16
Neighborhood Improvements	17
Housing.....	20
Funding Summary.....	23
Properties Sold or Leased.....	25
Yesler Funding Progress	25
Appendices A – Neighborhood Map.....	26
Appendix B – Housing Production, Block Map	27-30

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 2021.



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
- 260** Original households continue to live at Yesler
- 204** 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

230

Yesler youth participated in summer academic and enrichment activities

52

Families enrolled in the Emergency Broadband Benefit (EBB) federal internet subsidy program

140

Residents received digital navigation technology and skills training

85

Yesler students received one-on-one tutoring

1,425

Tutoring hours provided by trained volunteers

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, neighborhood design and 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 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 at 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.

During 2021, the community continued to work through the challenges 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.

Social Services Supports

SHA partnered with several agencies to provide social services and other supports to Yesler students. During 2021, several agencies coordinated 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 2021, the university continued to make investments in the community 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.

In 2021, SHA provided 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 ensured service providers' programming adequately met community needs. Seattle University and Seattle Public Schools remained key partners and collaborators in these initiatives. In particular, SHA completed an RFP to provide summer programming. During that time, the selected agencies provided services to more than 230 students in the Yesler community.

Yesler Youth Education Services

In 2021, SHA added a Youth Engagement Specialist position to the Yesler team. This position primarily focused on ensuring that male youth, ages 10-21, access mentorship, social emotional support, youth employment and postsecondary education opportunities. This position collaborates with Yesler's Education Engagement Specialist and Community Builder and plays a key role in supporting and managing partner organizations.

In 2021 the SHA Yesler Education Youth Development (EYD) team hosted a series of six listening sessions with parent and youth leaders to sustain engagement, solicit programmatic feedback, and co-design summer activities, such as the Yes Fest community pop-up. In response to community concerns and resident feedback, the EYD additionally developed multiple evening programs to keep neighborhood scholars connected and engaged during hours where there is typically no support or adult supervision in our parks and shared spaces. The Yesler Scholars Soccer Club served 50 scholars, offering fitness, fun, snacks and leadership opportunities for older siblings to support as assistant coaches. These efforts continued throughout the fall and winter in the form of a social-emotional learning girls' group supported by the community health intern and the Flyboys Leadership Program which focused primarily on public speaking and academic confidence. Throughout the pandemic, the EYD team continued to provide individualized support for families, including but not limited to wellness checks, home visits, advocacy in school and parent meetings, and assistance with SPS and summer program enrollment.

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 Yesler Family Digital Navigator project accomplished quite a lot during 2021, ramping up digital support for families during the COVID-19 pandemic. MMRTI registered 140 residents for technical support and helped 52 residents and family members of the Yesler community enroll in the Emergency Broadband Benefit (EBB) federal internet subsidy program. The Digital Navigators at MMRTI helped residents learn how to connect to the internet, safely browse online, operate their devices and improve their digital skills through repeated interaction.

Enrolling residents in the EBB, which is a Federal Communications Commission program designed to help families and households who were negatively impacted by the COVID-19 pandemic, was a priority of the Digital Navigators as it enabled eligible households to connect to job opportunities, healthcare services, virtual classrooms and much more!

SHA, the City of Seattle and MMRTI created a partnership with Comcast that provided in-person technical support to navigators and residents. Comcast also contributed five laptop computers for a drawing, which helped increase community turnout.

The Seattle Public Library helped provide digital literacy training for elders. To meet the community's need for additional training, the Digital Navigators began working with the Library's Northstar Digital Literacy program, provided through the Washington State Library. The Digital Navigators also started teaching and mentoring youth, ages 12-15.

The Digital Navigators for Families project has been a great experience for MMRTI staff and interns, allowing them to pivot from creating media technology to also providing direct technical assistance to families. It has improved their digital skills and knowledge of digital equity support programs, especially needed during the COVID pandemic where families' technology needs for education, job training, staying connected to family and meeting basic needs has been critical.

This Yesler program helped inform SHA's successful application to the Washington State Department of Commerce to expand Digital Navigator capacity to serve other SHA residents and will be valuable when the EBB transitions to the Affordable Connectivity Program. This project has demonstrated the need and potential in offering culturally competent support to help residents gain and maintain access to sufficient internet service, working devices, technical support and skill-building.

Tutoring Services

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

- 1,425 hours of one-on-one tutoring through 28 trained volunteers to 85 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.
- Trained volunteer tutors for fall online tutoring.
- Two one-on-one weekly tutoring sessions for nearly every student.
- Ran a six-week summer program from July 6 – August 12.
- Resources for students and families, such as donated laptops, school supplies, food donations and information about accessing household basic needs.

In the summer of 2021, the Youth Tutoring Program (YTP) Summer Learning Program at Yesler Terrace provided no-cost opportunities for youth in grades 1-5 to connect with peers from their community while building enthusiasm for learning. Students participated in small group activities led by staff, interns, partner programs, contracted enrichment providers and teaching artists. These activities built academic and social-emotional skills and were fun and engaging. Some activities were in-person and some were online, with students and families able to pick the option that worked best for them. Some students attended entirely virtual programming, some entirely in-person and some a combination.

Programming was available two hours per day to each student, Monday through Thursday. The Yesler program ran for six weeks from July 6 – August 12. The focus students were those rising into grades 1-5 who resided in the Yesler SHA community, resided nearby in households receiving Housing Choice Voucher assistance or attended Bailey Gatzert Elementary school. Partnerships were vital at Yesler. Key partners included: Team Read, who provided curriculum and coaches for 1:1 reading support; The Greater Seattle Bureau of Fearless Ideas, who provided teen interns and social-emotional learning opportunities; Geeking Out Kids of Color, who provided video creation activities; and YES Farms, who provided a wonderful location for gardening, social emotional learning and science activities.

Health Initiatives

Community Health Worker Initiative

SHA and Neighborhood House amplified their Community Health Worker initiative collaboration during 2021 to provide food, hygiene items, utility assistance and other supportive services to the Yesler residents most impacted by the coronavirus pandemic.

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. Numerous other informal groups found virtual ways to meet and conduct activities until restrictions were lifted. Community-building initiatives expanded to address emergent needs while supporting neighborhood engagement efforts.

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 continued to meet virtually in 2021. 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 2021 the focus continued on emergent needs while improving cultural and social opportunities. The Yesler engagement team, community members, staff and volunteers continued to deliver food, masks, education materials, diapers and cleaning supplies. The Yesler engagement grew in scope as it welcomed its first Yesler Youth Engagement Specialist and Public Health Intern. Their impact quickly led to more youth and culturally appropriate support. The team worked with service providers and neighborhood leaders to foster broad community participation by hosting the Yes Fest series of events. The events featured vaccine clinics, culturally appropriate information about COVID-19, access to resources, food, and most importantly, amplified resident leadership. The City of Seattle Parks Department, the Yesler Association and the Rave Foundation financially supported this effort and have committed to keeping the action going in 2022. The absence of in-person youth supports brought community stakeholders together to lead youth activities that magnified the participants' desire to learn, play, create and foster a stronger sense of community.

Vietnamese Teatime, game time and karaoke continued biweekly online. Leaders from Eritrean and Ethiopian communities have been conducting wellness calls to keep community members plugged in. As vaccines became available to residents, restrictions began to be eased. The Eritrean and Ethiopian neighbors resumed their coffee ceremonies outdoors during the summer months.

In partnership with SHA property management and the Seattle Fire Department, the Yesler engagement team offered multiple vaccine clinics at each of SHA's Yesler buildings.

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. SHA continues to engage with the residents through the Yesler Terrace Community Council. There is also ongoing engagement with other neighborhood stakeholders related to coordination around construction efforts. SHA uses this engagement process to continually improve the neighborhood.

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 five 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 2022. Efforts are ongoing to identify locations for community gardening opportunities.

The Yesler Urban Farm, located in the WSDOT right-of-way along Interstate 5 just south of Yesler Way, is operated by the Black Farmers Collective. BFC recently received grants from the City of Seattle to expand the farming operations further south. This past year saw a significant rise in crop production that was then distributed to BIPOC communities in the area,

emphasizing the importance of fresh, locally grown food sources. In addition to farming activities, the farm partnered with Urban Teen and hosted youth programs and other community building activities with a focus on healing.



Arts and Equitable Placemaking Initiatives

SHA continues to be a leading innovator in using arts and culture strategies as redevelopment tools. In 2021, artists served Yesler in a variety of ways, partnering with SHA staff and local service providers to both tailor arts activities for the Yesler community, while adapting to and, in some cases, addressing the impacts of the COVID-19 pandemic on the lives of residents. March 2021 marked the final phase of funding from the Kresge Foundation Arts and Culture program, providing SHA staff and donors an opportunity to reflect on the myriad gains and lessons learned over the past five years of Kresge Foundation support. Since the grant was first announced in the fall of 2015, Yesler Arts programs have hosted 5,577 attendees, hired 14 artists, conducted 2,634 hours of artist and program staff engagement, and offered 503 arts activities and programs. SHA continues to support arts and culture as a critical part of its redevelopment strategy. The program has gained recognition nationally through an in-depth feature article [“More Than a Mural: How Arts and Culture Advance the Mission of the Seattle Housing Authority”](#) in Shelterforce, an online publication with a focus on community development across the United States. A comprehensive report on Yesler Arts programs, commissioned by SHA, will be available in 2022 to housing, arts and culture, community development and other interested groups.



Key arts engagement programs in 2021 included:

- **The Yesler Hello.** Produced by artist Kristen Ramirez, this colorful, high-quality printed quarterly broadsheet is a collaborative effort between the artist and SHA staff, local service providers and residents. Notable sections in 2021 issues included original writings by Yesler residents, community news related to the pandemic, celebrations of community contributions, development-related timelines and real estate news in an accessible, visual format.
- **Art and social clubs.** Facilitated by artists at the request of residents, these online meetups provided a valuable opportunity for residents to gather weekly around a shared activity, such as sewing or watercolor painting, and support one another. In some cases, artist facilitators were able to recognize food stability needs and connect residents with the appropriate SHA staff for services. Programs introduced creative skills to residents while providing much-needed social opportunities during the pandemic. In the fall of 2021, both the sewing and watercolor groups also met in person.

- **Intergenerational family albums.** In partnership with the Seattle Public Library, artist Jenn Charoni worked with individuals and families across Yesler to create visual albums of the personal journeys of residents. Translation services were provided, with community members paid to translate and serve as project leads. Albums provided residents with a chance to reflect on personal history and culture.
- **Girls support group.** Artist Sumayya Diop led the Global Girls Village, a summer afterschool program for girls with a focus on leadership, identity and community. In partnership with mothers, Yesler youth literacy service provider Bureau of Fearless Ideas and SHA Education Specialist Saadia Hamid, Diop created a supportive environment for writing, dancing and reflection for the girls as a response to the challenges young people face during the pandemic.
- **Institutional partner development with Path with Art, an arts organization serving marginalized communities in Seattle.** This formal partnership allows SHA to connect residents across the agency's portfolio with free high-quality art classes and resources, as well as plan quarterly site-specific workshops with Yesler residents.



Employment Initiatives

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

JobLink

In 2021, the COVID-19 pandemic continued to significantly impact individuals served by SHA's JobLink program in the Yesler community. The local labor market was hit by large numbers of job layoffs as well as resignations while also posting increases in employment openings. Job seekers were taking a "wait and see" approach due to health concerns or caregiving and remote schooling responsibilities. Many were navigating new hiring requirements around the vaccine mandate. Some participants decided to pause their education until they could return to in-person classrooms. As a result, JobLink sought to further refine its outreach and supports to Yesler community residents.

One key refinement was establishing a computer lab at JobLink's Yesler office to allow residents who lack computer access to apply for jobs or school online. In addition, residents attending college or training who did not have a computer were able to request a free laptop made possible by a donation from Seattle Jobs Initiative.

JobLink supported the education and employment needs of 62 Yesler community members with virtual services and individualized support with career planning, job search, interview preparation and providing critical financial supports for education and employment milestones. In 2021, Yesler residents found career opportunities with Seattle Children's Hospital, Alliance Building Services, Thrive Communities Management, Seattle Housing Authority, Kaiser Permanente and Seattle Goodwill.

JobLink also supported 16 Yesler students with college enrollment and persistence across a variety of institutions including University of Washington, Seattle Central College, North Seattle College, Highline College and an education program at Seattle Goodwill. Some students were earning degrees and credentials to pursue careers in accounting, information technology, business and public health, while other students were beginning their education journey in English Language and Adult Basic Education courses.

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 onsite in new Yesler housing, while 45 percent remain in their chosen relocation housing in other neighborhoods.

From 2021 onward, the relocation process focuses on assisting residents who now live in other neighborhoods to use their right to return, should they so choose. One household returned to Yesler in 2021, and the relocation team remains in touch with the remaining 193 offsite households (accounting for attrition). They were sent an invitation to exercise their option to return to the next new SHA building, Hinoki. Twenty-one households responded and indicated they are interested in returning to Yesler when Hinoki begins leasing in 2022.

SHA provided the following relocation services in 2021, as described in the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle:

- Moving and packing. Unpacking assistance was also provided to one household who returned to Raven Terrace from an offsite building.
- A mailing was sent to households living offsite to help them consider return options to Yesler. This will continue until the last replacement housing is completed.

Lease enforcement actions

There were no lease enforcement actions that resulted in eviction in 2021.

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 recently completed and underway:

- 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 across Yesler was completed in 2021 with final utility connections wrapping up with public utility providers.
- **The Yesler Hillclimb**, a grand richly landscaped public staircase and pathway adorned with public art, continued to be in use throughout 2021. 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 during the winter holiday season, 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 height of the pandemic but resumed 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 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 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.

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 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. Sawara and Juniper are both all electric buildings where the hot water is produced by an ultra-efficient CO2 heat pump system.

SHA buildings are constructed solar-ready, so that photovoltaic systems can be installed over as much of the roof as is possible, potentially supplying most of the common-area energy needs of each building. Starting with Hinoki, the three remaining projects will incorporate solar arrays with the initial building construction.

Sawara, which is now under construction, is one of four buildings across Seattle participating in the Exemplary Building Program, funded by Seattle City Light. The program funds advanced energy efficient systems as demonstration projects to encourage energy efficiency in other projects while reducing energy costs for the residents. 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 that now include service from Angle Lake to Northgate. New bicycle facilities and pedestrian pathways connect Yesler to Little Saigon and First Hill and beyond.

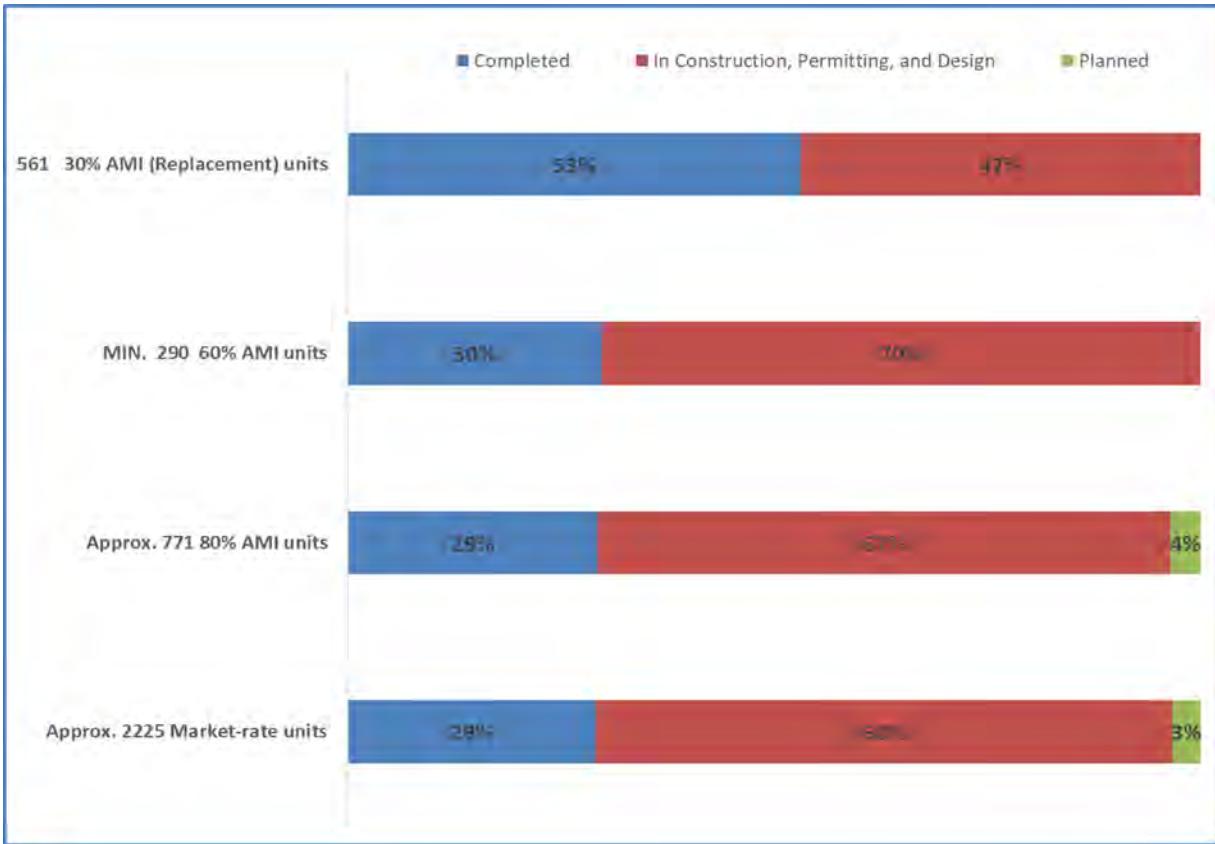
Additional sustainability efforts at Yesler include:

- 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.
- 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.

2021 YESLER ANNUAL IMPLEMENTATION REPORT

- **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 2022.
- **Sawara** started construction in December of 2021. The building will contain 114 affordable units. The project also includes a new pocket park to the north.
- **Juniper** will be SHA’s final building at Yesler and will include approximately 93 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.



- **Mason and Main** (developed by Lowe Enterprises) is a 2-building complex under phased construction. The project has a total of 550 apartments, 133 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 with both phases expected to be completed in 2022.



- **Yesler Towers**, to be developed by Bellevue-based Su Development, is under construction and expected to be completed in two phases. Perched above Interstate 5, the two towers will be a gateway to the city from the south. The first phase will be completed in 2023,

with the second phase to begin construction immediately after phase one completion. The building complex will have approximately 352 apartments, 26.5 percent of which will be affordable at 80 percent AMI.

- **Mack Real Estate Group** will begin construction in 2022 on an apartment building with a total of 200 apartment units, located immediately to the south of Yesler Towers. Of the 200 apartments, 53 apartments will be affordable at 80 percent AMI.
- **Wayfarer** (Vulcan Real Estate) began construction in January 2022. The building will have 261 apartments, of which 52 will be designated for households earning less than 80 percent of Area Median Income.

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. The building broke ground in 2021 and is expected to be completed in 2023.

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

2021 YESLER ANNUAL IMPLEMENTATION REPORT

- 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

2021

- Yesler Land Sale Proceeds – \$54,500,000
- Low Income Housing Tax Credit Equity – \$35,600,000
- Exemplary Building Program -- \$466,000
- Seattle Housing Levy (Office of Housing) – \$3,500,000

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
Block 7.1 North	Sale	NW Kidney Centers	6,000,000	2021

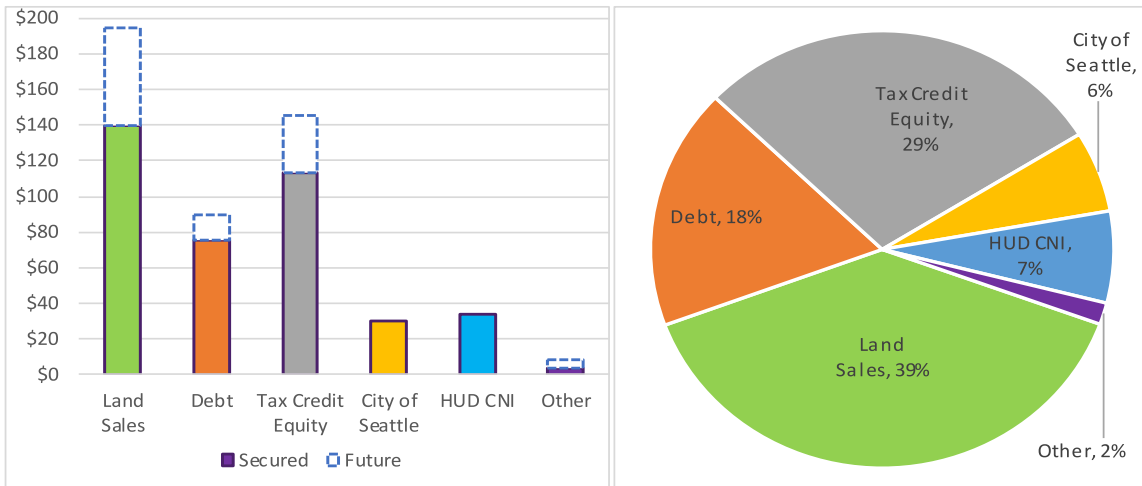
Total: 145,400,000

** 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				
	Type	Purchaser	Sale Proceeds *	Year of Sale
Various	Sale	Various	41,200,000	2022-2023

Yesler funding progress

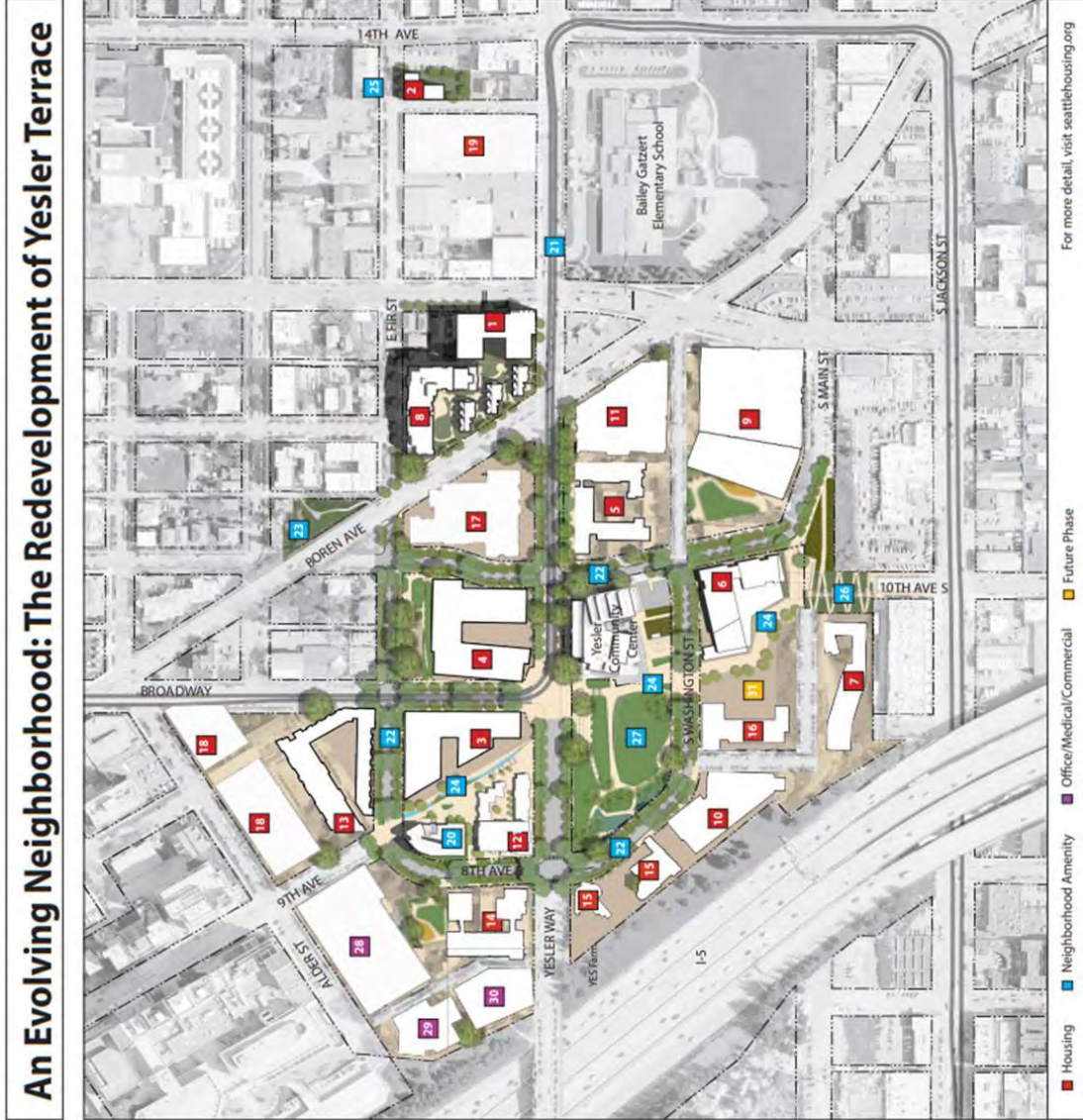
Secured and future funding by SHA, in millions. Private developer projects not included.



	Total	Secured	Future	Percentage
Land Sales	\$194	\$139	\$55	39%
Debt	\$89	\$75	\$14	18%
Tax Credit Equity	\$145	\$114	\$32	29%
City of Seattle	\$30	\$30	\$0	6%
HUD CNI	\$34	\$34	\$0	7%
Other	\$8	\$4	\$4	2%
Total	\$501	\$396	\$105	100%

Appendix A – Neighborhood Map

- HOUSING**
- 1. **Anthem on 12th**
120 units (90 market-rate, 30 80% AMI); under construction
- 2. **The Baldwin**
15 renovated replacement units
- 3. **Batik**
195 units (156 market-rate, 39 80% AMI); ground floor retail
- 4. **Cypress**
237 units (189 market-rate, 48 80% AMI); ground floor retail
- 5. **Hinoki**
136 units (82 replacement units, 48 60% AMI, 6 80% AMI); under construction
- 6. **Hoa Mai Gardens**
111 units (70 replacement, 41 60% AMI)
- 7. **Juniper**
95 units (24 replacement units, 48 60% AMI, 23 80%); in design
- 8. **Kebero Court**
103 units (83 replacement, 20 60% AMI)
- 9. **Mason and Main**
550 units (417 market-rate, 133 80% AMI) 2 phases; under construction
- 10. **Mack Real Estate Group**
200 units (147 market-rate, 53 80% AMI); Under construction
- 11. **Emerson Seattle**
288 units (212 market-rate, 76 80% AMI)
- 12. **Raven Terrace**
83 units (50 replacement, 33 60% AMI)
- 13. **Red Cedar**
119 units (80 replacement, 39 60% AMI)
- 14. **Sawara**
114 units (65 replacement units, 49 60% AMI); Under construction
- 15. **Su Development**
352 units (259 market-rate, 93 90% AMI) 2 phases; under construction
- 16. **Sustainable Living Innovations**
376 units (280 market-rate, 96 80% AMI); in design
- 17. **Wayfarer**
262 units (210 market-rate, 52 80% AMI); under construction
- 18. **Vulcan development**
345 units (254 market-rate, 91 80% AMI); in design
- 19. **Yesler Family Housing**
156 replacement and 60% AMI units; early learning center, Partnership with Seattle Chinatown PDA and Community floats Housing; Under construction
- NEIGHBORHOOD AMENITIES**
- 20. **Epstein Opportunity Center**
Conversion of the historic Yesler Steam Plant to a community center
- 21. **First Hill Streetcar**
- 22. **Green Street Loop**
Half-mile, park-like neighborhood walkway; under construction
- 23. **Horiuchi Park P-Patch**
28 gardening plots
- 24. **Pedestrian Pathway**
Diagonal path from Alder St to Jackson St
- 25. **Washington Hall**
Renovation of historic performing arts center
- 26. **Yesler Hillclimb**
A landscaped pedestrian staircase and accessible ramp
- 27. **Yesler Terrace Park**
- OFFICE/MEDICAL/COMMERCIAL**
- 28. **Kaiser Permanente**
280,000 SF specialty medical care; in design
- 29. **Northwest Kidney Center**
37,400 SF dialysis center; In design
- 30. **Yesler Hotel**
190,000 SF hotel; in design
- FUTURE PHASE**
- 31. **Commercial) Future Phase**
Mixed-income housing
Construction complete unless otherwise noted
AMI - Area Median Income



An Evolving Neighborhood: The Redevelopment of Yesler Terrace

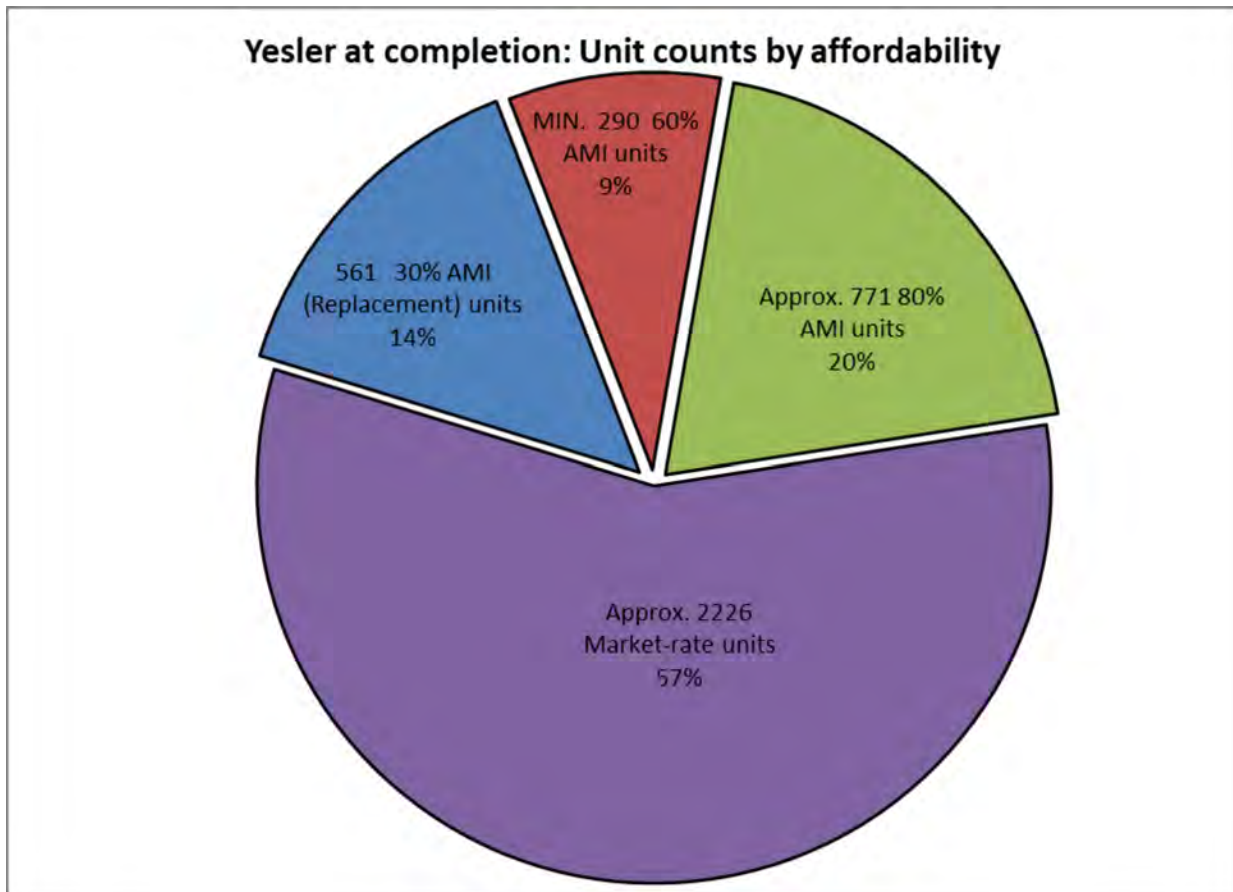
For more detail, visit seattlehousing.org

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 771 affordable units set aside for households earning 80 percent or less of the AMI, and approximately 2,225 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 3,893 residential units. The following tables show the detail of housing production by year, completion status, and affordability:



2021 YESLER ANNUAL IMPLEMENTATION REPORT

Yesler Redevelopment Housing Production Report

as of December 31, 2021

Income Category	Original Goal	Completed										In Pipeline				Current Total
		2014	2015	2016	2017	2018	2019	2020	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	0	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)											50					
Juniper (321 10th Ave S)											39					
Total Low-income (<60% AMI)	290	100										236				336
Kebero Court (1105 E Fir)			20													
Raven Terrace (820 Yester)			33													
Hoa Mai Gardens (221 10th Ave S)					8											
Red Cedar (888 Fir St)							39									
Hinoki (110 10th Ave S)										54						
Yesler Family Housing (1215 E Fir)										64						
Sawara (101 8th Ave)											64					
Juniper (321 10th Ave S)											54					
Total Affordable (<80% AMI for 20 years)	up to 790	180										463				643
Anthem Apts (103 12th Ave)			30													
Hoa Mai Gardens (221 10th Ave S)																
Batik Apts. (125 Broadway)						39										
Cypress Apts (120 Broadway)							48									
Wayfarer (1000 E Yesler Way)											52					
Emerson Seattle (125 Boren Ave S)								63								
Yesler Family Housing (1215 E Fir)																
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)													45			
Block 6.2													71			
Block 6.3/6.5														23		
Block 8.2														44		
Block 8.3														31		
Total Affordable (<80% AMI for 50 years)	up to 160	46										82				128
Hoa Mai Gardens (221 10th Ave S)					33											
Hinoki (110 10th Ave S)																
Juniper (321 10th Ave S)																
Batik Apts. (125 Broadway)																
Cypress Apts (120 Broadway)																
Wayfarer (1000 E Yesler Way)																
Emerson Seattle (125 Boren Ave S)								13								
Yesler Family Housing (1215 E Fir)																
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 8.2														9		
Block 8.3														6		
Total Market-rate Units	Up to 3199	648										1578				2226
Anthem Apts (103 12th Ave)			90			156	190	212	0	0	400	469	636	73		
Batik Apts. (125 Broadway)						156										
Cypress Apts (120 Broadway)							190									
Wayfarer (1000 E Yesler Way)											210					
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)													146			
Block 6.2													238			
Block 6.3/6.5														73		
Block 8.2														147		
Block 8.3														105		
GRAND TOTAL	Up to 5000	1272										2622				3894
		15	306	0	111	195	357	288	0	0	837	820	865	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 or exceed the bedroom counts originally present at the former low-density, low-rise Yesler Terrace public housing community.

Yesler 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	29	10	227
2-BR	0	35	8	28	42	44	43	12	17	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	50	39	561

60% AMI units

0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	0	14	30	0	8	15	18	35	5	125
2-BR	0	2	2	6	25	33	27	15	29	139
3-BR	0	2	1	1	5	5	10	14	18	56
4-BR	0	2	0	1	1	1	3	0	2	10
Total	0	20	33	8	39	54	64	64	54	336

Replacement + 60% Units:

Total	15	103	83	78	119	136	156	114	93	897
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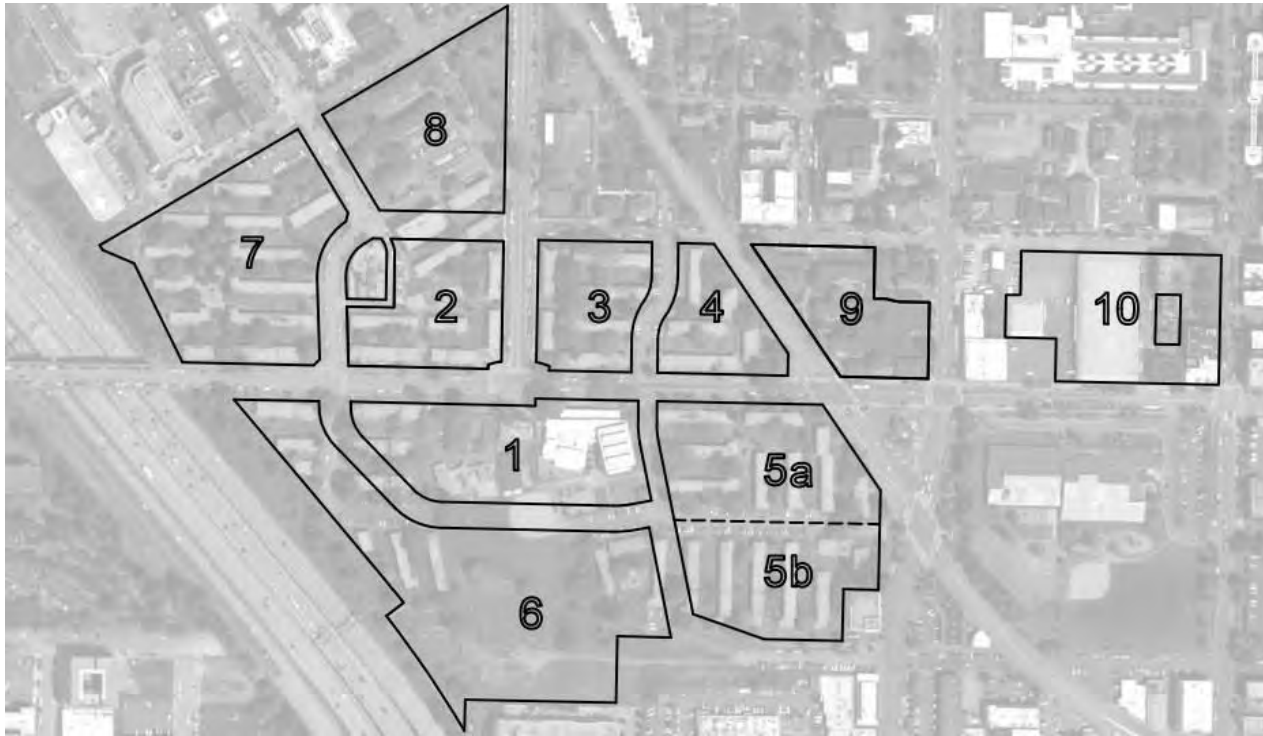
80% AMI units

0-BR	0	0	0	0	0	0	0	0	0	0
1-BR	0	0	0	24	0	0	0	0	0	24
2-BR	0	0	0	9	0	0	0	0	0	9
3-BR	0	0	0	0	0	0	0	0	0	0
4-BR	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	33	0	0	0	0	0	33

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	64	15	376
2-BR	0	37	10	43	67	77	70	27	46	377
3-BR	0	7	2	12	27	17	25	22	30	142
4-BR	0	6	1	5	5	2	7	1	2	29
Total	15	103	83	111	119	136	156	114	93	930

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 (110 10th Ave S)				82						82
Yesler Family Housing (1215 E Fir)									92	92
Sawara (101 8th Ave)						50				50
Juniper (321 10th Ave S)					39					39
Total	50	0	0	82	109	50	80	83	107	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)				54						54
Yesler Family Housing (1215 E Fir)									64	64
Sawara (101 8th Ave)						64				64
Juniper (321 10th Ave S)					54					54
Total	33	0	0	54	62	64	39	20	64	336

Green shading: Completed + Under construction

Orange shading: In Permitting and Design



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