



2022 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

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On the cover: Hinoki, SHA's fifth new residential building at Yesler, opened in spring 2022.

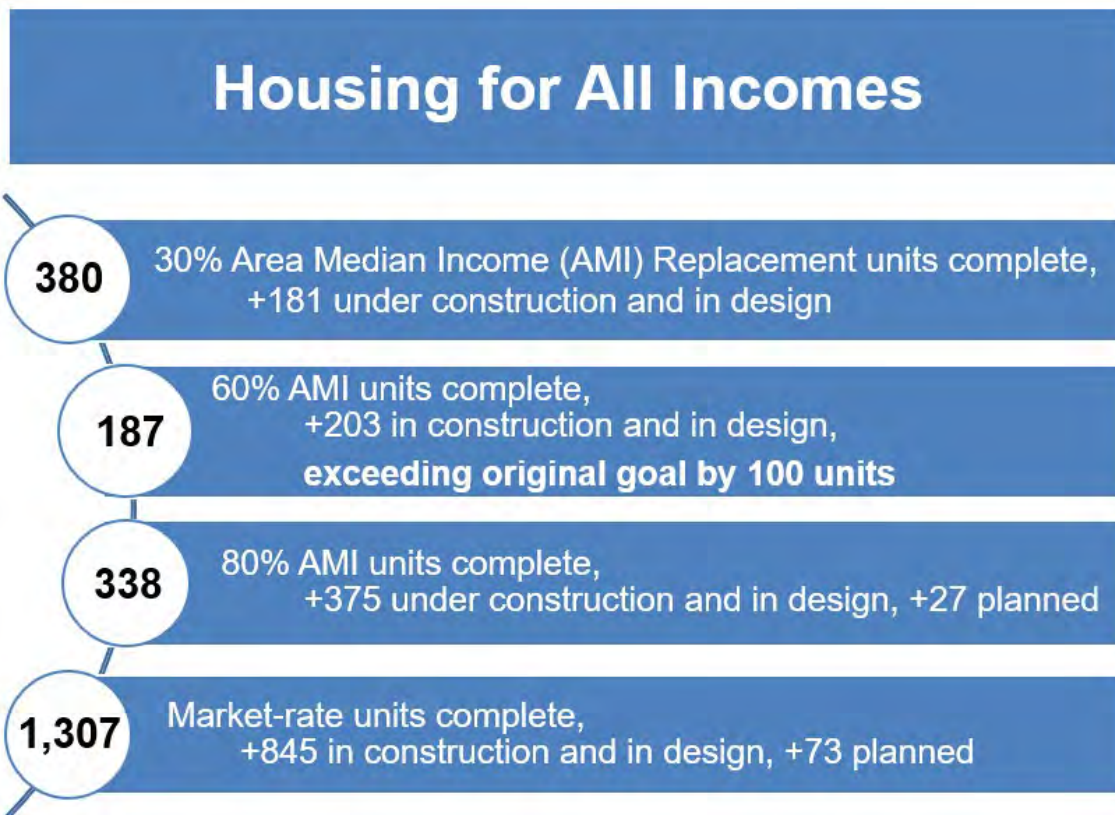
Photo: Lara Swimmer Photography

Introduction

Yesler Terrace spans 30 acres in the very heart of Seattle, just east of the city's tallest skyscrapers and government center across Interstate 5. It was originally constructed by Seattle Housing Authority in the 1940s as the city's first public housing development. Since 2013, the site has undergone a major transformation to become a thriving, mixed-income community that honors the neighborhood's rich history and cultural traditions while providing safe, healthy and sustainable affordable housing, new parks and open spaces, increased transportation options and enhanced economic opportunities.

The success of Yesler's transformation is due in large part to the deep collaborative partnerships that have been formed among various organizations and stakeholders. These partnerships include 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.

In this report, we are proud to highlight the major accomplishments achieved in the redevelopment of Yesler during 2022. These accomplishments are a testament to the hard work and dedication of all those involved in the project and demonstrate the positive impact that can be achieved through effective collaboration and community engagement.



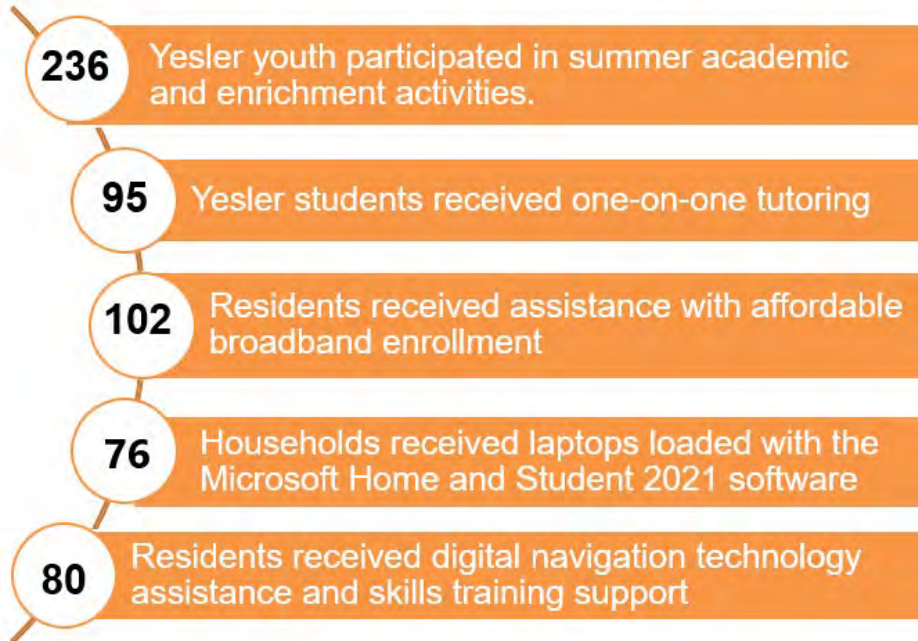
A Complete Neighborhood

- ✓ Yesler Terrace Park is open for public enjoyment
- ✓ Fir Street pocket park finished, Block 5 pocket park nearing completion and Block 7 pocket park design finalized
- ✓ Construction of new streets, sidewalks and access drives completed
- ✓ Three P-Patches and Yesler Farm in operation, Green Street Loop with exercise stations completed
- ✓ Large scale and small scale works of art installed 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
- 265** Original households continue to live at Yesler
- 197** Relocated households prefer living in their new communities, but retain the option to return to Yesler
- 3** Future buildings for relocated households to return: 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.

SHA has made it a priority to engage with residents and community partners throughout the transformation of the Yesler neighborhood. To achieve this, SHA established the [Citizen Review Committee](#), which is comprised 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 outlined the core values and goals for the redevelopment.

To ensure that community input and feedback continue to inform the ongoing housing, neighborhood design and program activities, SHA staff and partners regularly attend a wide variety of community meetings that are adjusted according to project needs. This ongoing collaboration and engagement with the community has been crucial to the success of Yesler's transformation and is a testament to the commitment of all involved to create a vibrant and inclusive community for all.

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

The Yesler neighborhood has been transformed into a cohesive community through a variety of partnerships and by the inclusion of numerous gathering spaces in the physical design. One of these is the renovated Epstein Opportunity Center, which 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 houses Neighborhood House's Individual and Family Assistance Center. Hoa Mai Gardens, another SHA development, offers a large community room equipped with a full kitchen and is home to the Greater Seattle Bureau of Fearless Ideas. A community garden is located on the west side of the building, which receives ample sunlight from midday onwards.

Red Cedar, another SHA apartment building, houses the Yesler Community Engagement Office, which includes a community meeting space, an indoor play area for children and the offices of Yesler's full-time community builder and education engagement specialist. The Multi-Media Resource and Technology Institute also has offices in the building, which focuses on preparing youth for success in multimedia technology. The building also includes SHA's Yesler management office and the Yesler Association office, an entity responsible for maintaining common spaces and fostering community engagement.

SHA's newest building, Hinoki, opened in 2022 and boasts a beautiful courtyard and playground, seating areas, walkways and a large community room with a kitchen. Hinoki features two-story townhouse units and flats consisting of 1, 2, 3- and 4-bedroom units. Three units are designed to support in-home day care businesses.

Education Initiatives

The Seattle Housing Authority is committed to promoting the academic and social emotional growth of scholars residing at Yesler, recognizing that education and holistic support are essential for success in adulthood, especially for those from low-income backgrounds. In collaboration with local institutions and non-profit organizations, SHA strives to establish a comprehensive pipeline of learning resources for children and youth, from early childhood to college.

Expanded Learning Supports

The Seattle Housing Authority was awarded a \$900,000 grant from King County's Best Start for Kids Initiative to deepen and expand out-of-school time activities during the school year and summer. The three-year initiative supports expanded learning services for scholars between the ages of 5-13 for a minimum of 32 weeks during the school year and six weeks during the summer until June 2025.

Partner organizations such as the Greater Seattle Bureau of Fearless Ideas, Youth Tutoring Program, Multi-Media Resource Institute, Team Read, Yesler Community Center and Seattle University collaborate with SHA to provide expanded learning programs, facilities and staffing support. The initiative has increased access to programs for elementary and middle school youth, provided paid internships for teen residents and extended program hours.

Team Read: As a fresh addition to the Yesler collaborative, Team Read strives to tackle the reading gaps that have widened due to the pandemic by providing a tried-and-tested curriculum that offers foundational support in line with classroom instruction. To achieve this, Team Read matches trained and supervised teenage coaches with students in 2nd to 4th grade who have been identified by their teachers as lagging behind their peers in reading. Moreover, the teen coaches are residents of Yesler and have similar racial, ethnic and linguistic backgrounds as the students they coach. The coaches use books and curriculum that align with classroom instruction, enabling elementary students to improve their reading abilities and confidence while teens gain work experience and valuable skills.

Tutoring: The Youth Tutoring Program offered by Catholic Community Services continues to provide robust individualized tutoring support and summer enrichment programming to scholars residing at Yesler. The program provided more than 1,000 hours of one-to-one tutoring support and served over 300 youth across SHA communities.

Yesler Read & Write: To address the rising need for academic support among Yesler families, SHA created Yesler Read & Write. The program was designed with input from parent and youth focus groups to cater to the academic, social emotional and cultural needs of resident scholars. Led by a longtime resident now working full-time for the program, Yesler Read & Write fosters social emotional and academic growth, peer and mentor connection and engagement in reading, writing, public speaking, academic skills practice and enrichment activities.

Professional Development: Apart from funding expanded learning programs at Yesler, the King County Best Starts for Kids Expanded Learning initiative has also facilitated professional development, external program observation and coaching to enhance program quality. All partners participate in the Social Emotional Learning Program Quality Assessment, a process in which programs are regularly evaluated by trained assessors and participants receive coaching, set goals and access professional development to improve their programs.

Seattle University

Learning for Equity Network: Seattle University and the Seattle Housing Authority, in collaboration with their partners, are committed to enhancing educational outcomes for children in Yesler and nearby areas. The Learning for Equity Network, formerly known as the Local Improvement Network Initiative, is an ongoing initiative led by the university and supported by the Bill & Melinda Gates Foundation. The primary objective of the program is to address systemic issues in math education across seven elementary schools in the Seattle Public School district, with a specific focus on students who face the greatest barriers to achieving educational equity.

Support for Expanded Learning: SHA and SU collaborated in 2022 to establish a framework that creates a college student pipeline, who will serve as mentors and leaders in expanded learning programs at Yesler during the school year and summer. The project is funded by King County's Best Starts for Kids grant. Starting in 2023, SU will spearhead the recruitment, hiring and training of college students to work for 10 hours per week over 24 weeks during the school year and 30 hours per week over six weeks during the summer. The University's presence will reduce the adult to student ratio, maximize the use of outdoor and indoor community spaces and improve community safety.

Yesler Education and Youth Development Strategy

To meet the growing need for support for young people and families, SHA's Youth Development and Education Team has undergone restructuring. The aim is to be more available, especially during afternoons and evenings. With this change, the team now has two coordinators who will oversee programs and work with partners during these critical hours.

Social Emotional Learning: The Education and Youth Development team at Yesler provides social emotional learning activities to promote a safe environment where young people are encouraged to understand their emotions and show empathy towards themselves and others. The SEL programs are designed to increase self-awareness, improve academic performance and encourage positive decision-making. Along with health and wellness programming, these activities are available for middle and high school students. Through small group interactions with supportive adults and peers, youth can build positive relationships, develop a positive self-identity and acquire essential strategies for personal growth.

Seattle Public Schools Partnership: SHA has maintained its collaboration with the Seattle School District, where Seattle Public Schools shares anonymous academic, behavioral and course performance data with SHA during an annual data match. This information is utilized to collaborate with local schools, identify resident scholars who require extra support and make informed decisions regarding resource allocation and programming. SHA remains an unwavering ally with local schools in devising approaches to improve the outcomes of our shared student population.

Digital Equity and Digital Literacy

The Seattle Housing Authority and the City of Seattle's Information Technology department have maintained their partnership to support digital literacy efforts at Yesler and other SHA communities. When the computer lab at the Yesler Community Center, a crucial element in the community, permanently closed in 2020, SHA and the City selected Multimedia Resource and Training Institute, a nonprofit organization located at Yesler to continue the critical digital equity work.

SHA received a grant from the Washington State Department of Commerce Broadband Office in 2022, a portion of which helped fund a contract with MMRTI to provide digital navigation services and digital skill classes at Yesler.

In 2022, MMRTI provided digital navigation services and technical skills training to 45 Yesler residents, advised 35 residents about low-income internet enrollment in one-to-one sessions and assisted 40 residents with enrollment in affordable broadband programs. They also offered open computer labs and conducted outreach to build awareness about the Affordable Connectivity program at eight community events along with flyer distribution and door-knocking.

SHA's digital equity team partnered with the Seattle Public Library to provide digital literacy training to ten Yesler residents. Additionally, SHA's digital equity team gave 76 Yesler households a Microsoft Surface Laptop Go loaded with the Microsoft Home and Student 2021 software, enrolled 62 residents in the federal Affordable Connectivity Program and helped 35 residents with various digital navigation services.

These collaborative efforts helped Yesler residents learn how to set up a computer, sign up for discounted internet services, set up email accounts, safely navigate the internet, use contemporary meeting apps along with other necessary skills to fully participate in our society.

Community Building Initiatives

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

The Yesler community is actively engaged in developing and supporting community activities through various community-led councils. Despite ongoing pandemic-related challenges, many informal groups found virtual ways to meet and continue their activities until restrictions were lifted. Community-building initiatives expanded to address emergent needs while supporting neighborhood engagement efforts.

The following examples illustrate the holistic approach that aims to create a cohesive and sustainable mixed-income community at Yesler.

In 2022, the Yesler Terrace Community Council began hosting hybrid meetings, which allowed them to increase the council's size and expand the topics of discussion. The monthly council meetings provide an essential venue for residents to voice their concerns and receive information, including updates on the redevelopment. Translation services are offered at the meetings.

In 2022, the focus remained on emergent needs while improving cultural and social opportunities. The community building team worked with service providers and neighborhood leaders to foster broad community participation by hosting the Yes Fest series of events. These events included vaccine clinics, provided culturally appropriate information about COVID-19, offered access to resources and food, and most importantly, amplified resident leadership. They also brought together various artists and vendors, highlighting the rich diversity within the Yesler neighborhood. This effort was financially supported by Seattle Parks and Recreation, Neighborhood House and the First Hill Improvement Association.

Community members were once again seeking opportunities to gather in person and neighbors were thrilled to see the events move away from online platforms. Vietnamese Teatime, game time and karaoke activities continued biweekly. Leaders from the Eritrean and Ethiopian communities resumed their coffee hours and a group of Oromo neighbors collaborated to start a class to preserve their language. Community members also hosted various cultural holiday celebrations. The Yesler Thanksgiving Meal gathering at the Yesler Community Center was a fantastic success, bridging relationships across the neighborhood.

Community Engaged Design

Since 2006, the Seattle Housing Authority has consistently met with various Yesler constituents, including residents, community groups, non-profits, neighborhood stakeholders such as Harborview Medical Center and Seattle University and an interdepartmental City team. Additionally, SHA has held numerous individual meetings with community leaders. Throughout the planning phases, SHA and project partners kept residents and stakeholders informed and sought their input at regular redevelopment meetings. To keep the public informed about Yesler's redevelopment progress, reports, fact sheets, news and other information is posted on seattlehousing.org. Ongoing engagement with residents continues through the Yesler Terrace Community Council and SHA coordinates construction efforts with neighborhood stakeholders. SHA strives to continually enhance the neighborhood through this engagement process.

Citizen Review Committee

The Citizen Review Committee 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

Yesler Terrace Community Council meetings are organized and attended by community members who facilitate and lead discussions on neighborhood issues and the redevelopment of the area. At these monthly meetings, the Seattle Housing Authority and its partners provide residents with updates on the redevelopment progress. Interpretation services are available in at least five different languages to ensure that all community members can participate.

P-Patch Community Gardens and Yesler Urban Farm

In early 2015, the City of Seattle's P-Patch program and community partners collaborated to organize volunteer work parties at the Horiuchi Park community garden. In the spring of that year, it boasted 28 gardening plots.

In 2017, a second P-Patch featuring 20 plots was completed at Hoa Mai Gardens. The third P-Patch opened at Hinoki in 2022. There are ongoing efforts to identify additional locations for community gardening activities.

The Yesler Urban Farm, known as YES Farm, located in the WSDOT right-of-way along Interstate 5 just south of Yesler Way, is operated by the Black Farmers Collective.



Photo: Raphael Gaultier

In 2022, the Black Farmers Collective received a grant from the Food Equity Fund to support contracts with Black and Brown people to teach skill sharing lessons covering topics like the processing and preservation of food and medicine grown at the farm.

A rainwater catchment system was installed, and crop production continued to rise. Supporting the importance of fresh, locally grown food sources, all produce was distributed to local BIPOC communities.

Partnerships with Urban Teen, youth programming and other community building activities focused on wellness and celebration. Yesler residents can garden in accessible raised beds, grow their own food, be outside and build community with one another.



Photo: Raphael Gaultier

Arts and Equitable Placemaking Initiatives

Art is at the core of Yesler’s transformation into a thriving community that honors the neighborhood’s history and cultural traditions. Yesler is home to many public artworks and artist programs, which engage the community in celebrating home, heritage and history. Working together, the community and its artists have lifted the voices of Yesler’s residents, challenging traditional notions of how stories reflecting the rich complexity of this community are told, and by whom.



SHA has been at the forefront of utilizing arts and culture initiatives as tools for redevelopment, and this approach continues to be a significant focus for the organization. In 2022, SHA partnered with local service providers and artists to develop arts activities specifically designed for the Yesler community, with the support of grants from The Kresge Foundation's Arts and Culture program. Over the course of the redevelopment, these initiatives have had a considerable impact, attracting approximately 6,000 attendees, hiring 14 artists and providing nearly 3,000 hours of artist and program staff engagement. Over 500 arts activities and programs were offered to the community, highlighting SHA's continued commitment to supporting arts and culture as integral components of the redevelopment process.

SHA’s program was featured in an in-depth 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.

Key arts engagement programs in 2022 included:

- **The Yesler Hello:** Produced by artist Kristen Ramirez, this colorful, high-quality printed quarterly broadsheet is a collaborative effort between the artist and residents, local service providers and SHA staff.
- **Art and social clubs:** Facilitated by artists at the request of residents, these online meetups provided a valuable opportunity for residents to gather around a shared activity, such as sewing or watercolor painting and support one another. Programs introduced creative skills to residents while providing much-needed social opportunities during the pandemic.
- Strategic work to ensure the incorporation of arts programs into departmental structures after the expiration of The Kresge Foundation's grants.

SHA released a comprehensive report on the impact of arts and culture on the redevelopment of mixed income housing titled, [Humanizing Public Housing: Arts, Culture and Well-Being in the Mixed Income Redevelopment of Seattle's Yesler Terrace](#). The report documents how SHA embedded artists and creative projects in a public housing community undergoing a complete physical and social transformation. Among key findings of the report are that arts and culture programming at Yesler had a direct and positive impact on building a strong sense of belonging, helping residents process trauma and change, and address racial, socioeconomic and other structural injustices.

The report features dozens of photographs detailing the 14 commissioned artists, 5,500 recorded participants and 500-plus offered activities including:



- Redevelopment of Yesler in the context of national trends in affordable housing.
- Principles, key features, best practices and the value of embedding arts and culture programs in low and mixed-income housing communities.
- Perspectives of residents, organizers, SHA staff, funders, policymakers and creative practitioners.
- Case studies and findings on how the use of arts and culture strategies created greater success in the overall redevelopment.
- Details on arts and culture programs at Yesler.
- Challenges, recommendations and implications for future work.

ALESSANDRA PANIERI & DAN BARSHER
Yesler Blossoms, 2018

To develop *Yesler Blossoms*, the artist held art workshops to learn from local residents.*

The sculpture reflects the community's diversity, personal stories, artwork and **love of gardening**. **Cardinal markers** point out North, South, East and West directions, and original paving stones from old Yesler Terrace are incorporated into the base of the work. A **circle of seating** provides a space to gather, reflect and enjoy the view.



SAYA MORIYASU
Moya, 2018

This sculpture of a woman called *Moya* has big strong hands that open outward and invite you to touch and connect.*

For inspiration, the artist looked to the **strong women and girls** in her life, drawing on memories of her mother's 1970s maxi skirts and curly hair, her neighbor's braided bun, and her nieces' bright wide-open eyes. **Bamboo plants**, a resource for food, clothing, shelter and defense, are featured on the figure's skirt. *Moya* is a supportive presence that welcomes a glowing future.



Adding to this is the recent publication of the Yesler Arts Guide, which tells the story of Yesler through the neighborhood's rich collection of public artworks. The guide includes an annotated map, descriptions with translations and images of 15 original works of art commissioned by the Seattle Housing Authority, City of Seattle agencies, private developers and others. Together, the artworks represent the culture and interests of the neighborhood.

• Để phát triển ý tưởng cho *Yesler Blossoms*, người nghệ sĩ đã tổ chức các buổi hội thảo nghệ thuật để học hỏi từ cư dân địa phương.

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Yesler Blossoms [jaarudhaaf, aartistitichi jiraattota naannoo irraa barachuudhaaf woorkishoopliiwwan aartii] **Si kor loogu qaado Ubaxayada Yesler, farshaxameystahu wuxuu qabtay tababaro farshaxan si uu wax uga barto dadka deegaanka.**



More than 434 nuts and bolts were used to hold this sculpture together.

• Đây là bức tượng một người phụ nữ tên là *Moya* với đôi bàn tay to lớn và mạnh mẽ dang mở ra, mời gọi quý vị chạm vào và kết nối.

Để lấy cảm hứng, nghệ sĩ đã nhìn về những phụ nữ mạnh mẽ trong cuộc sống của mình, dựa trên những ký ức về chiếc váy maxi của mẹ năm những năm 1970, mái tóc xoăn của người hàng xóm, và đôi mắt sáng to mở của các cháu gái. **Cây tre** là một nguồn tài nguyên để ăn, mặc, trú ẩn và phòng thủ, được thể hiện trên chiếc váy của nhân vật. *Moya* là một sự hiện diện hỗ trợ, chào đón một tương lai rực rỡ.

Babbooni dubartii *Moya* jedhamu kun harkoota gurguddoo fi cimoo ta'an, kan gara alaatti banamu akkasumas akka tuqtanii fi qunnamtan isin godhu qaba. **Si kor loogu qaado Ubaxayada Yesler, farshaxameystahu wuxuu qabtay tababaro farshaxan si uu wax uga barto dadka deegaanka.**

真也

Moya means "truth" in Japanese.

YESLER ART GUIDE

HƯỚNG DẪN VỀ NGHỆ THUẬT
HAGAHA FARSHAXANKA
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Programming efforts at Yesler have also continued through key activities such as the expansion of bi-weekly sewing workshops to other Yesler buildings, like the Epstein Opportunity Center, in addition to Kebero Court, artist-led activities focusing on community and real estate development awareness at community celebrations like Yes Fest, a neighborhood block party.

Efforts to sustain and continue arts strategies through other channels have also continued through strategic planning around the expansion of sewing programs to other SHA communities and lending administrative and financial support to neighborhood service providers to hire artists to continue working in the Yesler community.

WELCOME TO YESLER | **KUSOO DHAWAAW YESLER** | **GARA YESLER BAGA NAGAAN SHUFTAN** | **ඔප් වෘත්ත නිකායා ආරාමය** | **CHÀO MỪNG TỚI YESLER** | **ՀԱԻ YESLER ՆՊՅՈՒ ԿՆԱՅՔ ԹՅՈՒՆԻՔ**

Artists and Artworks

- Mauricio Robalino** *Yesler HillClimb mosaics* p.6
- Charles Parrish** *Yesler Terrace Leaders (Coming soon.)* p.8
- Yeggy Michael** *Harmony* p.9
- George Lee** *The Yesler Tribute to Hospitality Table and Megastabili* pp.10-11
- Jean Whitesavage & Nick Lyle** *Willow Basket* p.12
- Claudia Fitch** *Beads Along a Thread: Beaded Poles, Loop Stitch Ballards, Eye of the Needle Poles* p.13
- Alessandra Panieri & Dan Barsher** *Yesler Blossoms* p.14
- Saya Moriyasu** *Maya* p.15
- Christine Bourdette** *Conversation Clusters and Towers of Bubble* pp.16-17
- Ela Lamblin** *Whirl Piece; Current Events* p.18
- Victor Melendez, Shogo Ota & Youth** *Mural* p.19
- Melissa Koch** *Coming Home* p.20
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- Thanh Tran** *Flowers at Hoa Mai* p.22

This guide, produced by the Seattle Housing Authority, celebrates the public art and culture of Yesler and includes over 15 original works of art, many of which have close ties to the neighborhood community. The works represented in this guide were commissioned by the Seattle Housing Authority, City of Seattle agencies, private developers and others.

The art works presented here are on the traditional land of the first people of Seattle, the Duwamish People, past and present, and honors with gratitude the land itself and the Duwamish Tribe.



Yesler is about history.

The Yesler neighborhood is a socially and economically diverse 30-acre plus community on a hill above downtown Seattle. First developed by the Seattle Housing Authority (SHA) as Yesler Terrace in 1941, the site held Seattle's first publicly subsidized housing and the first racially integrated housing development in the country. Yesler Terrace was also prominent from Seattle's beginnings as a city. At its western shoreline, Yesler Way held the first mill in Seattle and was the city's first center of development. Back then, the Yesler Terrace property extended

to 12th Avenue, to an area of Jewish settlement in the late 19th century. Its southernmost edge was part of what was known then as "Japantown," later the International District. Also known as "Profanity Hill" because of the steepness of its street grades, the surrounding area was developed up through the first decade of the 20th century with dense, wood-frame multi-family townhouses, apartment hotels and boarding houses. Today, it is home to inhabitants from all over the world and is one of Seattle's most diverse neighborhoods.

Yesler Terrace circa 1941 (above) and today (below).



Yesler's art is about community.

Yesler is currently in the midst of a major redevelopment that offers low income, workforce and market rate housing opportunities. New parks and open spaces, including a 1.5 acre urban farm; improved infrastructure; new transportation options, including a new streetcar line; community amenities; expanded services aimed at promoting educational achievement, better health and greater employment opportunities have been added to this vibrant neighborhood.

Art is at the core of Yesler's transformation into a thriving, mixed-income community that honors the neighborhood's history and cultural traditions. Yesler is home to many public artworks and artist programs, which engage the community in celebrating home, heritage and history. Working together, the community and its artists have lifted up the voices of Yesler's residents, challenging traditional notions of who and how stories are told and reflecting the rich complexity of this community, old and new.



Employment Initiatives

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

JobLink

In 2022, the COVID-19 pandemic continued to impact the labor market and individuals in the Yesler community who were served by SHA's JobLink program. The return of many employers to in-person or hybrid work resulted in rapidly changing workplace expectations. Despite an increase in job openings, the local labor market witnessed a significant number of job losses and resignations. Furthermore, remote or hybrid learning for many certifications and training programs continued to be the norm, prompting some participants to put their education on hold until they could attend in-person classes.

To address the ongoing need for virtual and hybrid workplace and education tools and skills, JobLink staff partnered with SHA's digital navigation team to connect participants with laptops and technical skills training.

To increase awareness about the services offered by JobLink to the Yesler community, a partnership took place with the property management team during the lease-up of Hinoki. JobLink staff attended events, met residents on move-in days and distributed flyers to ensure new community members had the opportunity to connect with the program. In 2022, 42 SHA residents joined JobLink's waitlist directly from the Yesler office, including Yesler residents, other SHA residents and Housing Choice Voucher participants living in the surrounding area. Of those on the waitlist, 20 enrolled in JobLink services.

In 2022, JobLink supported the education and employment needs of 41 Yesler community members through virtual and in-person services. These services included individualized support with career planning, job search, interview preparation and providing critical financial support for education and employment milestones. Six Yesler residents found new career opportunities with employers, including NeighborCare Health and Seattle Housing Authority. This included two participants who worked in six-month trainee positions in SHA's Housing Choice Voucher department and Housing Operations Compliance division.

JobLink also supported seven Yesler students with college enrollment and persistence at the University of Washington and Seattle Central College. Some students were earning degrees and credentials to pursue careers in Visual Communication, Nursing and Biology, while others were beginning their education journey in English Language courses.

Yesler Relocation

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

The Yesler Terrace redevelopment plan included a phased relocation of residents, which aimed to minimize the disruption caused by the redevelopment process. The relocation was executed in five stages, allowing the majority of residents to continue living in the community throughout the process. By 2020, the final phase of relocation was completed, with all original 493 households successfully relocated. Of these households, 60 percent chose to remain onsite in new Yesler housing while 40 percent opted to live in other neighborhoods or not return.

From 2021, SHA's relocation team shifted their focus to assisting residents who relocated to other neighborhoods in exercising their right to return to Yesler, if desired. The team remained in contact with the remaining 182 offsite households, accounting for attrition. These households were invited to exercise their option to return to the newest SHA building, Hinoki. Out of the 21 households that responded, five decided to return and began residing in Hinoki during 2022.

In accordance with the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle, SHA provided the following relocation services in 2022:

- 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 practice will continue until the last replacement housing is completed.

Lease enforcement actions

There were no lease enforcement actions that resulted in eviction in 2022.

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:

- 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 eight “activity zones” with benches and fitness stations that accommodate a broad range of ages and skill levels, colorful pavement lights, large 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 lavishly landscaped public staircase and pathway adorned with public art, continued to be in use throughout 2022. 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.
- Construction of the **Block 5 Pocket Park**, a triangular park providing active open space and play areas with impressive views, continued in 2022 with completion scheduled in spring 2023.

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 87 fully accessible units: 13 at Kebero Court, one at The Baldwin, 13 at Raven Terrace, 15 at Hoa Mai Gardens, 18 at Red Cedar and 27 at Hinoki.
- The Yesler Hillclimb, Pedestrian Pathway, Horiuchi Park and the Fir Street Pocket Park include ramps and entryways that are accessible per the Americans with Disabilities Act.
- As part of the master plan, a system of well-lit and accessible pedestrian pathways has been designed to run from 9th Avenue and Fir Street in the northern part of the community, all the way to the 10th Avenue Hillclimb at South Jackson Street in the south. With the opening of Yesler Terrace Park, this system has been completed, allowing for accessible travel through an elevation change of approximately 150 feet. This system also provides a seamless and accessible connection 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:

- 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, the largest employment center in the region, as well as First Hill, another major employment hub. The First Hill streetcar connects the neighborhood to two Link regional light rail stations, providing easy access 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 other densest neighborhoods in Seattle (Belltown and Capitol Hill). This location and density, combined with access to public and shared transportation, allows residents to walk, bike or take public transit to most jobs in Seattle, resulting in significant reductions in greenhouse gas emissions.

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 financial incentives 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 unit's whole-house ventilation fan, resulting in the reduction of the overall energy use for space heating. These systems have the added advantage that 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 just a handful of buildings across Seattle participating in the Exemplary Buildings 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 spaces 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, 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 nine 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 Batik.
- To date, approximately 87 percent of all waste has been diverted from the landfill while constructing new Yesler projects.
- The new replacement housing buildings Kebero Court, Raven Terrace, Hoa Mai Gardens, Red Cedar, The Baldwin and Hinoki are designed to meet either the Enterprise Green Communities program or Evergreen Sustainable Development Standard, or both. Private development partners are targeting LEED certifications, including LEED Platinum and Salmon Safe.

Caring for the Community

Maintaining the beauty and livability of Yesler is of the utmost importance. SHA is dedicated to preserving the quality of life for all residents, and has taken steps to ensure the community's cleanliness, attractiveness and overall maintenance by establishing a community association.



The association is dedicated to the upkeep of common spaces, including the Hillclimb, the Green Loop, pocket parks, the wide landscaped planting strips, mature trees, and amenities like the outdoor exercise stations and art installations. The association's funding formula ensures that the necessary resources are available to maintain and enhance the community's common areas and amenities, providing joy to both current and future residents.

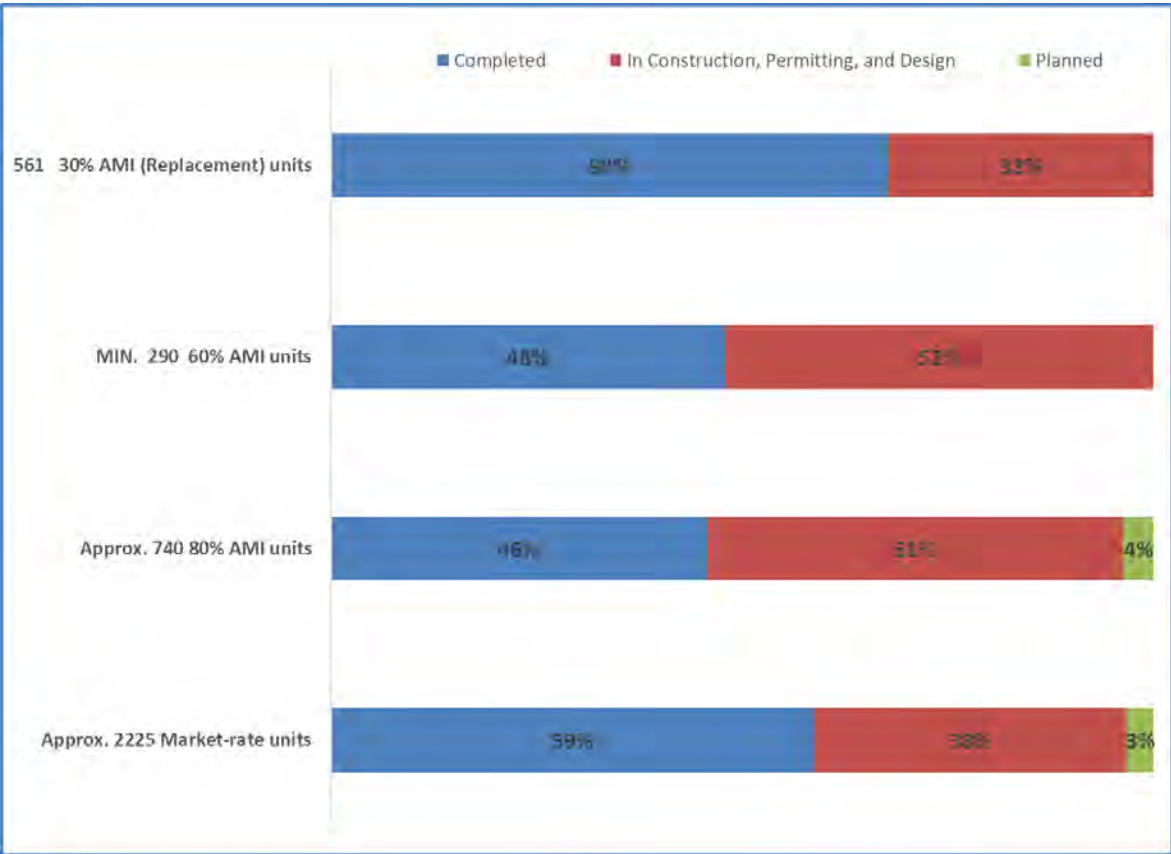
By sponsoring holiday lights decorations, organizing events such as the Yesler Summer Movie Nights and supporting initiatives that connect residents, the association plays an active role in enhancing the life of the Yesler community.



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 Baldwin** apartments underwent renovations in 2014 and is home to 15 households from the old Yesler housing.
- **Kebero Court**, with 103 low-income apartments, was constructed in 2015.
- **Raven Terrace**, which includes 83 low-income apartments, was completed in January 2016. *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 the winner of Pacific Coast Builders Conference’s 2018 Gold Nugget Grand Award in the “Best Affordable Housing” category.



- **Red Cedar**, completed in 2019, has 119 units. It was the winner of the 2020 ULI Jack Kemp Excellence in Affordable and Workforce Housing award.
- **Hinoki**, SHA’s newest building was completed in 2022 and contains 136 low-income apartments.



- **Sawara** is currently under construction and 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 114 affordable units. The building is in the design stage, with construction planned for 2023.

Private Sector Housing Development

- **Anthem on 12th**, 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 AMI. 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 AMI. The building was completed in 2020.
- **Mason and Main**, developed by Lowe Enterprises is comprised of two buildings and features 550 apartments, 133 of these apartments are available for households with an 80 percent AMI. The buildings will be completed in 2022. Leasing arrangements are being finalized for its street front commercial spaces that will include restaurants.



building will have 261 apartments, of which 52 will be designated for households earning less than 80 percent of AMI.

- **Yesler Towers**, which is being developed by Bellevue-based Su Development, will be completed in two phases. The two towers, perched above Interstate 5, will serve as a gateway to the city from the south. The first phase is scheduled to be completed in 2024, with the second phase beginning construction immediately thereafter. The building complex will consist of approximately 350 apartments, 26.5 percent of which will be made affordable for households at 80 percent of the AMI.
- **Mack Real Estate Group** began construction in 2022 on a 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

- **Cascara** (Vulcan Real Estate) began construction in July 2022. The project consists of two buildings totaling 344 units, 26.5 percent of which will be affordable at 80 percent AMI. The two buildings are separated by a pedestrian pathway connecting Alder street to a small green space to the south. Both buildings are expected to be completed in 2024.

Nonprofit 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 – \$3.1 million

2012

- HUD Choice Neighborhoods Initiative – \$19.73 million
- JPMorgan Chase Foundation – \$750,000
- Seattle Foundation – \$25,000
- Bill & Melinda Gates Foundation – \$120,623
- City of Seattle, Parks and Green Spaces Levy – \$3 million
- City of Seattle, Community Development Block Grant – \$1,045,000
- City of Seattle, Other City Housing Funds – \$6,575,000
- City of Seattle, HomeWise Program – \$50,000

2013

- HUD Public Safety Enhancement Grant – \$80,000
- JPMorgan Chase Foundation – \$60,000
- Bill & 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 & Melinda Gates Foundation – \$30,000
- The Seattle Foundation – \$70,000

2015

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

2016

- Yesler Community Collaborative – \$15,000
- Bill & Melinda Gates Foundation – \$32,500
- City of Seattle, Home from School Pilot Program – \$193,000

2022 YESLER ANNUAL IMPLEMENTATION REPORT

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

2017

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

2018

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

2022

- Wells Fargo Hinoki Opening Event Funding – \$2,500
- Andersen Construction Hinoki Opening Event Funding – \$2,500
- Hewitt Hinoki Opening Event Funding – \$500
- Andersen Construction Yesler Blossoms Sculpture Funding – \$6,500

Yesler Terrace Properties 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
Block 8.2, 8.3	Sale	Vulcan	\$ 21,400,000	2022
Total:			\$ 166,800,000	

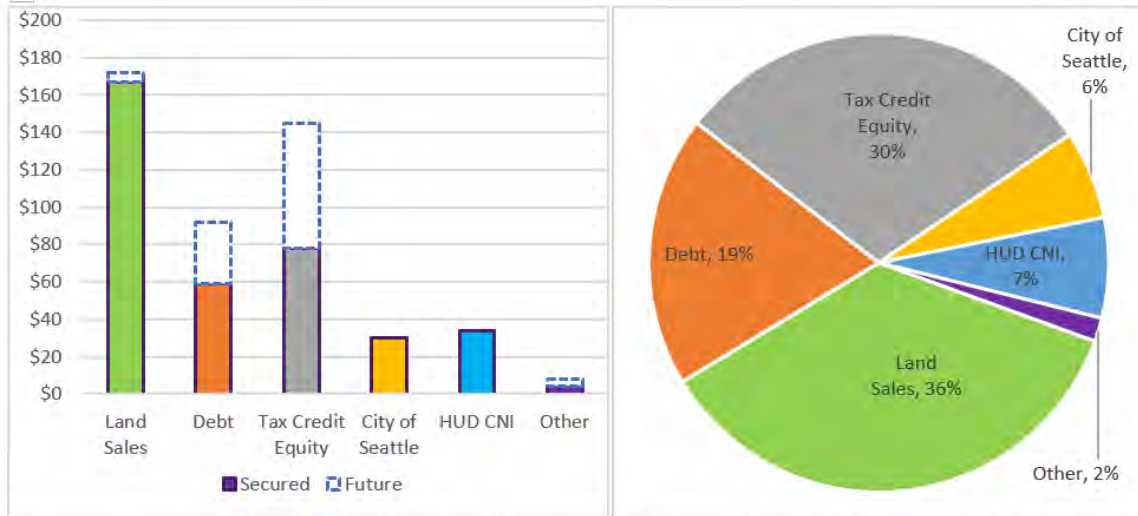
*Environmental cleanup costs are not known at time of sale. Sale proceeds are reduced by environmental cleanup reimbursement to Purchaser.

Additional properties secured, but not yet finalized:

Location	Type	Purchaser	Sale Proceeds	Year of Sale
Total:	Sale		\$ 5,200,000	2023

Yesler Funding Progress

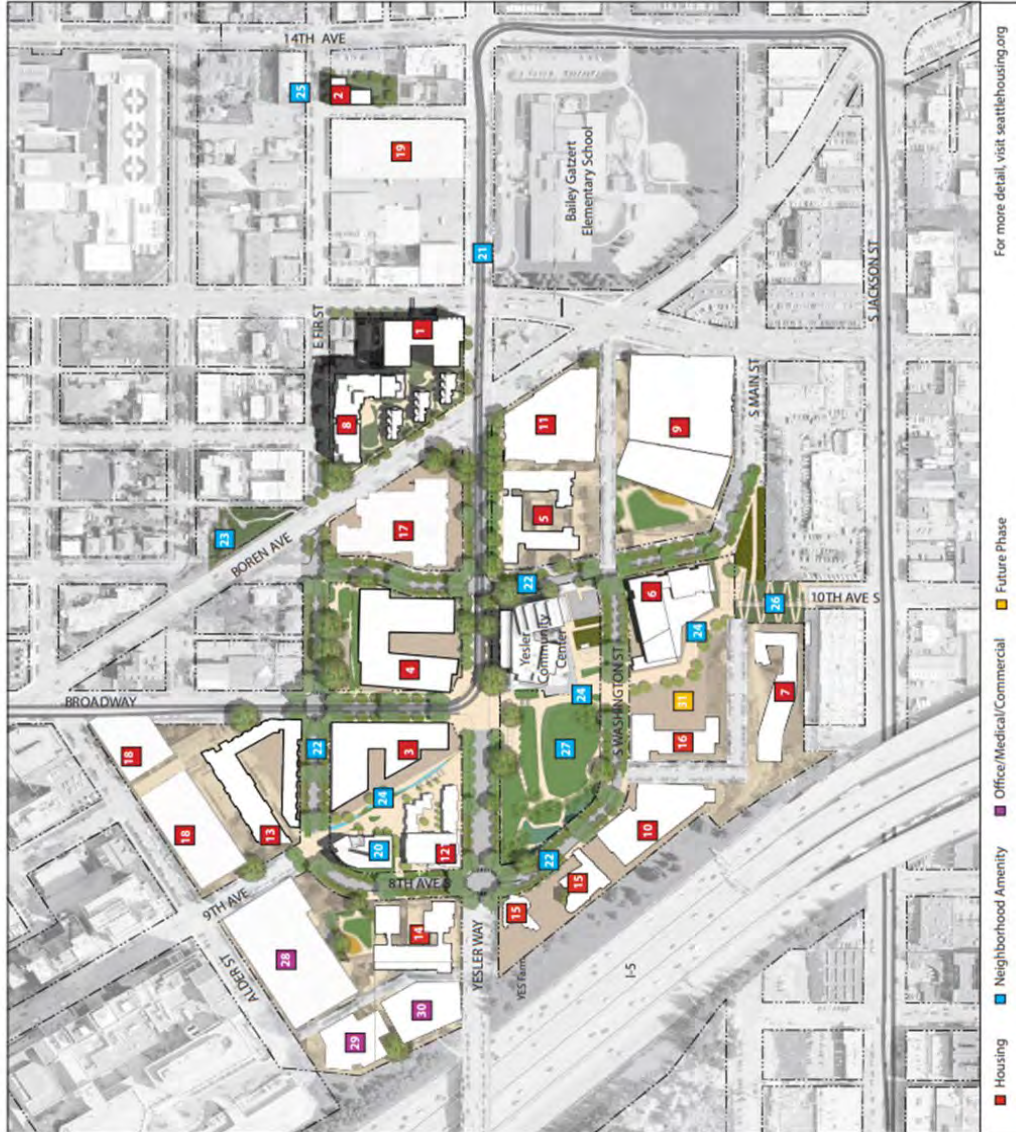
Secured and future funding by SHA, in millions. Private developer projects not included.



	Total	Secured	Future	Percentage
Land Sales	\$172	\$167	\$5	36%
Debt	\$92	\$59	\$33	19%
Tax Credit Equity	\$145	\$78	\$67	30%
City of Seattle	\$30	\$30	\$0	6%
HUD CNI	\$34	\$34	\$0	7%
Other	\$8	\$4	\$4	2%
Total	\$481	\$372	\$109	100%

Appendix A – Neighborhood Map

An Evolving Neighborhood: The Redevelopment of Yesler Terrace



For more detail, visit seattlehousing.org

- | | |
|---|--|
| <p>HOUSING</p> <ol style="list-style-type: none"> Anthem on 12th
120 units (90 market-rate, 30 80% AMI) The Baldwin
15 renovated replacement units Batik
195 units (156 market-rate, 39 80% AMI), ground floor retail Cypress
237 units (189 market-rate, 48 80% AMI); ground floor retail Hinoki
136 units (82 replacement units, 48 60% AMI, 6 80% AMI); under construction Hoa Mai Gardens
111 units (70 replacement, 41 60% AMI) Juniper
95 units (24 replacement units, 48 60% AMI, 23 80%); in design Kebero Court
103 units (83 replacement, 20 60% AMI) Mason and Main
550 units (417 market-rate, 133 80% AMI) 2 phases; under construction Mack Real Estate Group
200 units (147 market-rate, 53 80% AMI); Under construction Emerson Seattle
288 units (212 market-rate, 76 80% AMI) Raven Terrace
83 units (50 replacement, 33 60% AMI) Red Cedar
119 units (80 replacement, 39 60% AMI) Sawara
114 units (62 replacement units, 49 60% AMI); Under construction Su Development
352 units (259 market-rate, 93 90% AMI) 2 phases; under construction Sustainable Living Innovations
376 units (280 market-rate, 96 80% AMI); in design | <ol style="list-style-type: none"> Wayfarer
262 units (210 market-rate, 52 80% AMI); under construction Vulcan development
345 units (254 market-rate, 91 80% AMI); in design Yesler Family Housing
156 replacement and 60% AMI units; early learning center, Partnership with Seattle Chinatown PDA and Community Roots Housing; Under construction <p>NEIGHBORHOOD AMENITIES</p> <ol style="list-style-type: none"> Epstein Opportunity Center
Conversion of the historic Yesler Steam Plant to a community center First Hill Streetcar Green Street Loop
Half-mile, park-like neighborhood walkway; under construction Horiuchi Park p-Patch
28 gardening plots Pedestrian Pathway
Diagonal path from Alder St to Jackson St Washington Hall
Renovation of historic performing arts center Yesler Hillclimb
A landscaped pedestrian staircase and accessible ramp Yesler Terrace Park <p>OFFICE/MEDICAL/COMMERCIAL</p> <ol style="list-style-type: none"> Kaiser Permanente
280,000 SF specialty medical care; in design Northwest Kidney Center
37,400 SF dialysis center; in design Yesler Hotel
190,000 SF hotel; in design <p>FUTURE PHASE</p> <ol style="list-style-type: none"> Commercial Future Phase
Mixed-income housing |
|---|--|

Construction complete unless otherwise noted
AMI - Area Median Income



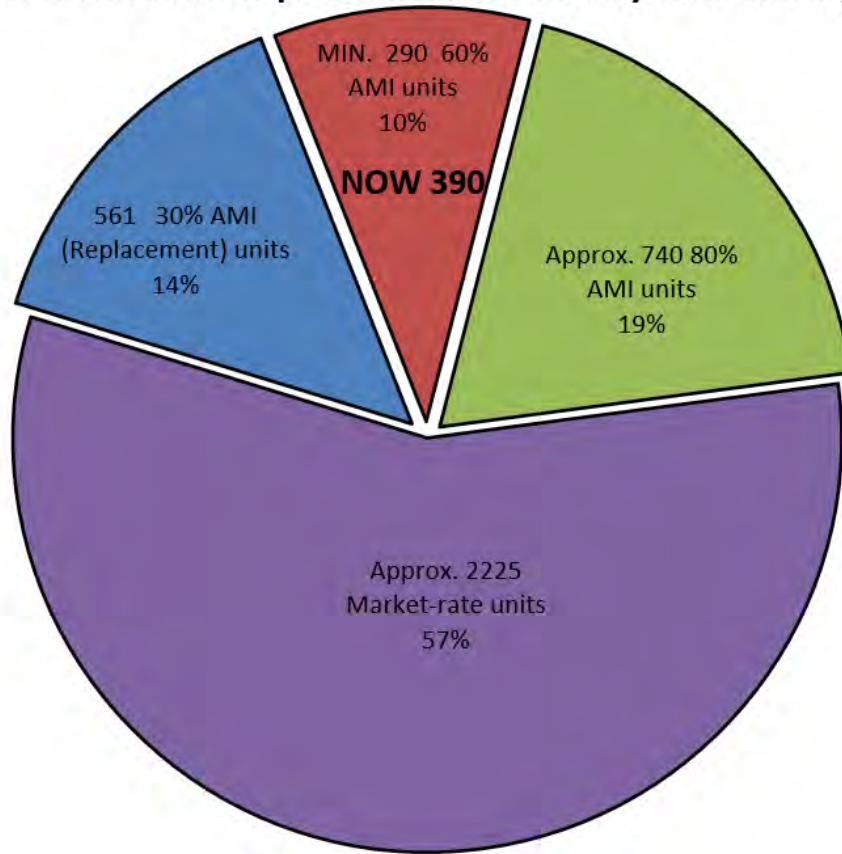
Appendix B – Housing Production

Status of Housing by Affordability Level

As part of the redevelopment plan, all original public housing units at Yesler Terrace will be replaced, resulting in 561 replacement units that will be affordable to households earning 30 percent or less of the Area Median Income. Furthermore, SHA has made a commitment to create a minimum of 290 additional units that will be affordable to households at or below 60 percent of the AMI. We are thrilled to announce that with the design of SHA's final building now finalized, **SHA will be exceeding this commitment by constructing an additional 100 units. This means that SHA will build a total of 390 affordable apartments for residents at 60 percent of AMI.**

SHA has partnered with private developers to create approximately 740 affordable units for households earning 80 percent or less of the AMI. Additionally, around 2,225 new market-rate units will be built as part of the project. Based on current projections, the redeveloped Yesler will have a total of approximately 3,916 residential units upon completion. Information on the detailed breakdown of housing production by year, completion status and affordability are presented in the following charts and tables.

Yesler Terrace at completion: Unit counts by affordability



2022 YESLER ANNUAL IMPLEMENTATION REPORT

Yesler Redevelopment Housing Production Report

as of December 31, 2022

Income Category	Goal	Completed										In Pipeline			Total
		2014	2015	2016	2017	2018	2019	2020	2020	2021	2022	2023	2024	2025	
Building															
Total Replacement (<30% AMI)	561	380										181			561
		15	133	0	70	0	80	0	0	0	82	92	89	0	
Baldwin Apts (1305 E Fir)		15													
Kebero Court (1105 E Fir)			83												
Raven Terrace (820 Yesler)			50												
Hoa Mai Gardens (221 10th Ave S)					70										
Red Cedar (808 Fir St)						80									
Hinoki (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	187										203			390
		0	53	0	41	0	39	0	0	0	54	64	139	0	
Kebero Court (1105 E Fir)			20												
Raven Terrace (820 Yester)			33												
Hoa Mai Gardens (221 10th Ave S)					41										
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)													75		
Total Affordable (<80% AMI for 20 years)	up to 790	300										345			645
		0	30	0	0	39	48	63	0	0	120	52	270	23	
Anthem Apts (103 12th Ave)			30												
Batik Apts. (125 Broadway)						39									
Cypress Apts (120 Broadway)							48								
Wayfarer (1000 EYesler Way)											52				
Emerson Seattle (125 Boren Ave S)								63							
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												45			
Block 8.3												32			
Total Affordable (<80% AMI for 50 years)	up to 160	38										57			95
		0	0	0	0	0	0	13	0	0	25	0	53	4	
Emerson Seattle (125 Boren Ave S)								13							
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												0			
Block 8.2												9			
Block 8.3												6			
Total Market-rate Units	Up to 3199	1047										1178			2225
		0	90	0	0	156	190	212	0	0	399	209	896	73	
Anthem Apts (103 12th Ave)			90												
Batik Apts. (125 Broadway)						156									
Cypress Apts (120 Broadway)							190								
Wayfarer (1000 EYesler Way)											209				
Emerson Seattle (125 Boren Ave S)							212								
Lowe Bldg. 1 (209 12th Ave S)										242					
Lowe Bldg. 2 (120 S Main St)										157					
Yesler Towers (803 S Washington St)												260			
Block 6.1b (831 S Washington St)												146			
Block 6.2												238			
Block 6.3/6.5													73		
Block 7.1												0			
Block 8.2												146			
Block 8.3												106			
GRAND TOTAL	Up to 5000	1952										1964			3916
		15	306	0	111	195	357	288	0	0	680	417	1447	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 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 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	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	24	8	15	18	35	20	164
2-BR	0	2	2	15	25	33	27	15	31	150
3-BR	0	2	1	1	5	5	10	14	20	58
4-BR	0	2	0	1	1	1	3	0	4	12
Total	0	20	33	41	39	54	64	64	75	390

Replacement + 60% Units:

Total	15	103	83	111	119	136	156	114	114	951
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80% AMI units

Total	0	0	0	0	0	0	0	0	0	0
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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	30	391
2-BR	0	37	10	43	67	77	70	27	48	379
3-BR	0	7	2	12	27	17	25	22	32	144
4-BR	0	6	1	5	5	2	7	1	4	31
Total	15	103	83	111	119	136	156	114	114	951

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)					41					41
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)					75					75
Total	33	0	0	54	116	64	39	20	64	390

Green shading: Completed + Under construction
 Orange shading: In Permitting and Design



Seattle Housing Authority

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