



2024

YESLER ANNUAL IMPLEMENTATION REPORT



Photo: Moris Moreno

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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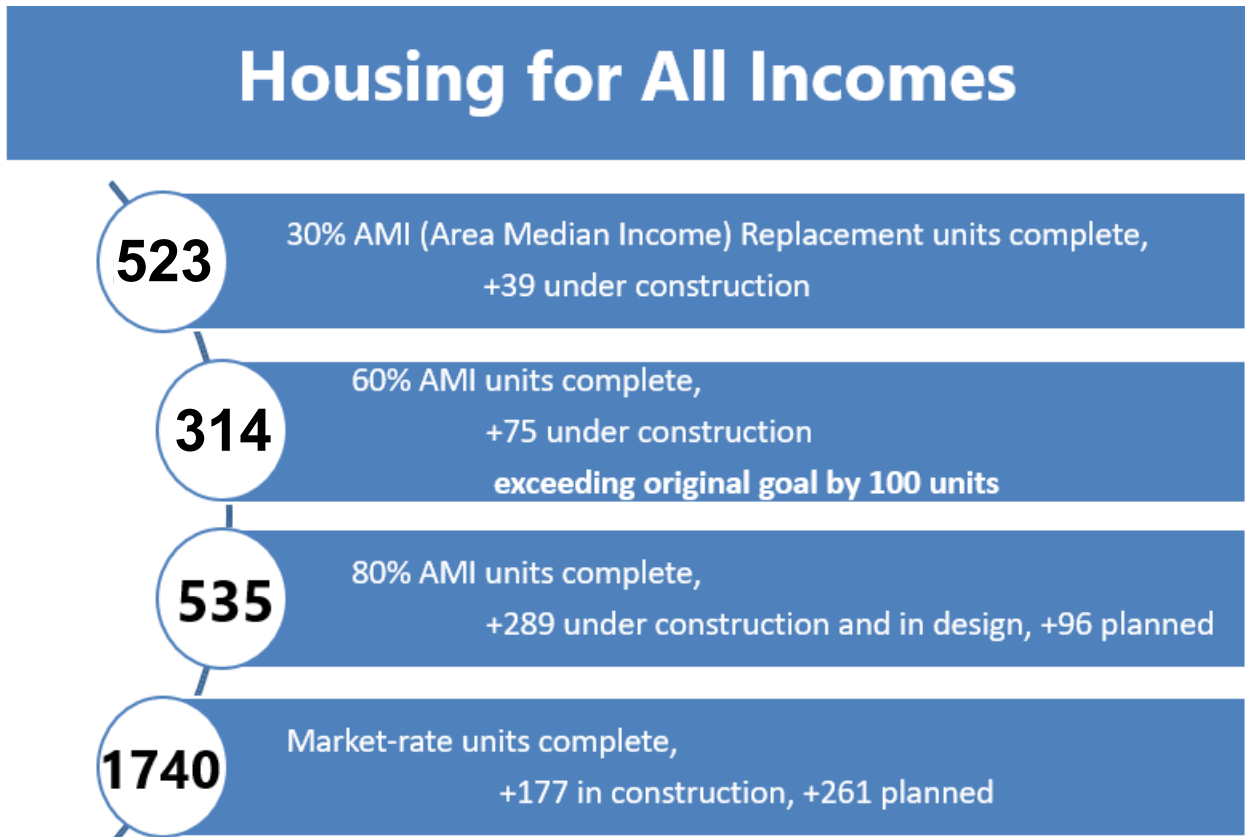
On the cover: A view of the Sawara Apartments at Yesler leading down Yesler Way to Smith Tower and the waterfront.

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. Since 2013, the site has undergone a major transformation to become a thriving, mixed-income community that honors the neighborhood’s rich history and traditions while providing safe, healthy and sustainable affordable housing, new parks and open spaces, increased transportation options and enhanced economic opportunities.

The vision and success of Yesler’s transformation is rooted in 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 2024. 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.



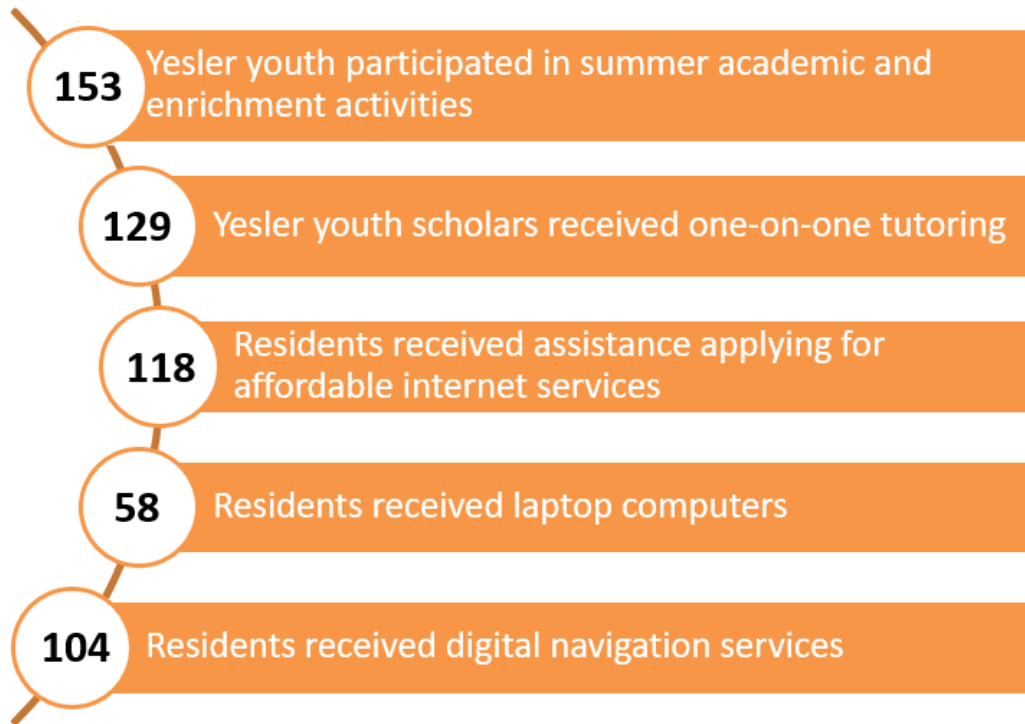
A Complete Neighborhood

- ✓ Yesler Terrace Park is open for public enjoyment
- ✓ Pocket Parks on Blocks 2, 5, and 7 are complete and provide a quiet, open space for residents
- ✓ A pedestrian pathway through Yesler Terrace connects the First Hill neighborhood to the International District
- ✓ There are two P-Patches and a community garden at Yes Farm. Yes Farm is also home to a Mountains to Sound restoration.
- ✓ Art installations are spread throughout the community such as murals, mosaics, and sculptures

Original Yesler Residents

- 493** Original households given priority for the 562 new Replacement Housing units at the new Yesler
- 100%** Original households successfully relocated
- 259** Original households continue to live at Yesler
- 166** Relocated households prefer living in their new communities, but retain the option to return to Yesler
- 1** Future building for relocated residents to return: Juniper (2025)

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 comprises 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.

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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. 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 includes community meeting rooms and houses [Neighborhood House's](#) Early Childhood Assistance and Education program, [Catholic Community Services' Youth Tutoring Program](#) 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, where it receives ample sunlight.

[Red Cedar](#), also an SHA apartment building, houses the Yesler Community Engagement Office, which includes a community meeting space, an indoor play area for children and SHA's Yesler [Community Building](#) staff, [Youth Development and Education](#) team, property management office and the Yesler Association, an entity responsible for maintaining common spaces and fostering community engagement. The building also houses the [Multimedia Resources and Training Institute](#) which focuses on preparing youth for success in multimedia technology.



The [Hinoki](#) apartment building opened in 2022 and includes a community meeting space, secure courtyard with a play area, three units designed to support in-home daycare businesses and other amenities.

SHA's newest building, [Sawara](#), opened in 2024 and boasts a beautiful courtyard and playground, a library room, seating areas, walkways and a large community room with a kitchen. Sawara features flats consisting of 1-, 2-, 3- and 4-bedroom units. Several units are designed to support in-home daycare businesses.

Education Initiatives

The Seattle Housing Authority remains 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 nonprofit organizations, SHA strives to establish a comprehensive pipeline of learning resources for children and youth, from early childhood to college.

Expanded Learning Supports

SHA has continued the implementation of a three-year \$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 initiative increased access to programs for elementary and middle school youth, provided paid internships for teen residents, extended program hours and expanded learning services for a total of 42 weeks during 2024.

Funded partner organizations such as The Greater Seattle Bureau of Fearless Ideas (BFI), Catholic Community Services' Youth Tutoring Program (YTP), Multimedia Resources and Training Institute (MMRTI), Team Read, City of Seattle, Parks and Recreation – Yesler Community Center and Seattle University collaborate with SHA to provide expanded learning programs, facilities and staffing support.

Summer and School Year Programs: In 2024, community organizations collectively hosted more than 1,817 hours of programming for youth ages 5-18, serving a daily average of 89 youth. Services included Team Read's intensive reading intervention for elementary aged youth who were behind in reading, Catholic Community Services' Youth Tutoring Program which served youth from elementary through high school, Multimedia Resources and Training Institute's media and technology programming and The Greater Seattle Bureau of Fearless Ideas' creative writing enrichment program.

Team Read: Team Read continues to address critical literacy gaps while providing valuable youth employment development for 8th-12th grade teen coaches. During the school year and summer combined, Team Read served 67 elementary aged youth. Teen coaches, trained in literacy and youth development, focus on foundational skills, comprehension and fostering a love of reading. Consistent, individualized support closes proficiency gaps, ensuring academic success. Team Read uses evidence-based curricula, tracks progress and adapts strategies to each child's needs. During the summer, Team Read provided an intensive summer program that served 30 students, four days per week, for four hours per day. The summer program balanced deeper literacy engagement with enrichment activities to combat the summer slide. A core program component remains the employment and development of teen reading coaches. They gain work experience, develop job skills and build confidence. Sixty-seven percent of program participants reported increased self-esteem as a result of program activities.

Tutoring: Catholic Community Services' Youth Tutoring Program continues to provide robust, individualized tutoring support and summer enrichment programming to scholars residing at Yesler. During the school year, scholars are matched with trained tutors for ongoing partnerships. YTP scholars typically attend tutoring sessions twice a week for one hour to work on homework, academic, social-emotional skills and individual projects. In addition to tutoring, YTP at Yesler holds Teen Night Workshops for high schoolers. These workshops cover various topics such as resume building, college essay writing, interviewing skills and more. During the summer, YTP hosts a six-week program that includes field trips and learning activities involving science and art. Combined, YTP provides over 550 hours of programming over 38 weeks to more than 80 youth living at Yesler and to over 300 youth living in SHA communities across Seattle. In addition, YTP acknowledges the need for youth voices within its program offerings and launched a Youth Advisory Committee to provide input and direction to program activities. Finally, YTP provides four internship opportunities for older youth. Interns gain leadership skills while serving as positive role models for younger scholars.

Multimedia Resources and Training Institute: MMRTI provides engaging technology programming for Yesler children and teens. During the summer, 25 youth spent seven weeks producing documentaries, culminating in a community film festival. Youth exercised 21st Century Skills in small teams, where they conducted research, wrote scripts, interviewed stakeholders and edited high-quality videos. Youth produced seven short documentary films covering topics such as community safety, youth violence, bullying, community art, parking challenges and community programs. Ninety-six percent of youth participants and 100 percent of parents surveyed stated they were highly satisfied with the program. In addition, MMRTI employed six mentors who created a supportive cycle of guidance and inspiration that reinforced community ties and program continuity. These projects not only provided an outlet for students to express themselves but also sparked important conversations within the broader community.

Photo: Yesler Terrace Youth Media Program



Seattle University

Yesler Legacy Commitment: In 2024, through an innovative partnership, SHA, Seattle University and the Seattle Foundation formalized a long-term and sustainable commitment to provide supportive services for current and future Yesler residents. The Seattle University Sundborg Center for Community Engagement (CCE) was named lead partner for this Yesler Legacy Commitment. Accomplishments during the 2024 transition year included:

- The Seattle Foundation and Seattle University formalized their partnership and financial infrastructure to support the project.
- SHA transitioned contracts with service providers to Seattle University, including their partnership with:
 - Bureau of Fearless Ideas.
 - Catholic Community Services' Youth Tutoring Program.
 - Multimedia Resources and Training Institute, among others.
- Developed a comprehensive 2025 Yesler Legacy fund budget to support current and additional youth services at Yesler.
- Developed the first phase of an evaluation plan to measure the impact of the providers' activities and seek continuous improvement.
- Hired a coordinator for Seattle University that will be based at Yesler to improve youth provider contracted services.
- Developed the Yesler Terrace Community Services Committee to guide the use of the funds from year to year. This included inviting Yesler residents to apply and conducting an election to appoint committee members.

Support for Expanded Learning: Seattle University continues to provide a pipeline of college students who serve as mentors and leaders in expanded learning programs at Yesler. The university hires and trains 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. This partnership with the university reduces the adult to student ratio, maximizes the use of outdoor and indoor community spaces and improves community safety.

Yesler Education and Youth Development Strategy

To meet the need for expanded learning opportunities during afternoons, evenings and school breaks, SHA has two Youth Engagement Coordinators who work with children, teens and partner organizations. Providing a safe, welcoming environment during critical out-of-school hours helps promote positive social, emotional, cognitive and academic development.

In 2024, Seattle Housing Authority led youth programs that provided services to 94 scholars between the ages of 5-18. SHA implements programs informed by resident needs, facilitates collaborative meetings and provides onsite support to youth-serving organizations.

Academic Adventures: Formerly Yesler Read and Write, Academic Adventures provided academic enrichment activities in response to requests from parents and youth in the community. In 2024, SHA supported 25 elementary school aged participants and teen mentors. In addition, Seattle University provided six student tutors who supported small reading groups that strengthened comprehension, vocabulary and phonics through fun, engaging games and STEAM activities. Youth participants reported an increase in positive relationships and learning as a result of this program with:

- 72 percent of participants reporting having a caring friend in the program.
- 63 percent of participants reporting learning new things via art and STEAM activities.
- 81 percent of participants reporting they would choose this program again.
- Nearly half of program participants reporting increased enjoyment of reading as a result of the program.



In addition, SHA also provided meaningful enrichment opportunities to youth, including:

- Girls on the Run: A running club that implements research-based curriculum that supports positive identity development, relationship building and teamwork.
- Community Passageways Alive and Free Program: In partnership with Community Passageways, provided a four-week summer enrichment program focused on positive decision making and life skills for 15 middle and high school aged youth.
- Space Activation: Provided indoor and outdoor structured and engaging drop-in activities to cultivate safe spaces for youth to gather during the summer and school year.

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 Seattle Public Schools, where SPS 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 to make informed decisions regarding resource allocation and programming. SHA remains committed to supporting the holistic growth of SHA residents, and partners with local schools in devising approaches to improve the outcomes of our shared student population.

Examples of our educational partnerships in action include frequent coordination with school administration and hosting parent meetings at Yesler where school staff directly respond to questions and address concerns.

SHA and partner organizations continue to collaborate with local schools, identifying strategies aimed at strengthening the partnership between parents, schools and community supports with an emphasis on middle school students who may be disengaged from school and exhibiting risky behaviors. SHA conducts regular partner meetings with schools, supports parents in school-related meetings and conferences and conducts frequent check-ins with select students.

Digital Equity and Digital Literacy

The Seattle Housing Authority's vision is to create digitally inclusive communities, increasing the number of SHA tenants who have access to an affordable, reliable and high-quality digital infrastructure coupled with comprehensive digital skills training. This is especially critical for families with children who need technology for their education, work-able people seeking training and employment, seniors in need of access to telehealth services and other low-income tenants who depend on access to benefit programs increasingly available only online.

In 2022, SHA received two federally funded grants, administered through the Washington State Department of Commerce Broadband Office. The grants were used to launch a Digital Navigator program, which provides free laptops to residents, digital skills training and technology support. When the grants expired in June of 2023, SHA continued the Digital Navigator program into 2024 with a new focus on training tenants how to use the SHA Portal, a secure, convenient platform for conducting business with SHA, along with other digital navigation services.

SHA's Digital Navigators administer a digital needs assessment to learn about tenants' access to computer devices and internet connectivity. They teach how to set up devices, sign up for discounted internet, set up email accounts, register for the SHA Portal, apply for an ORCA card and learn other skills to safely engage online to meet the needs of daily life, for example to access online learning, telemedicine, benefits and more.

SHA 2024 significant achievements:

- Digital Navigation Services: 104 Yesler households (315 residents) received [digital navigation services](#).
- Laptop Distribution: 58 new or used laptops were provided to Yesler residents.
- Personalized Assistance: 120 hours of one-on-one, in-person digital navigation services were delivered to Yesler residents.

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Yesler household statistics:

- 76 (73 percent) had a female head-of-household.
- 32 (31 percent) had at least one senior (age 62+).
- 2 (2 percent) had at least one veteran.
- 56 (54 percent) had children (age 17 and under).

SHA 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 Resources and Training Institute, a nonprofit organization located at Yesler, to augment critical digital equity work.

In 2024, MMRTI provided Yesler residents with digital navigation services, technical skills training, enrollment in affordable broadband programs and open computer lab sessions. To help Yesler residents bridge their digital skills gaps, MMRTI offered a series of Computer Basics and Internet Skills classes using the nationally recognized [Northstar Digital Literacy curriculum](#). Upon the completion of the class, several participants were given a new tablet to take home and continue practicing their digital skills. MMRTI also conducted outreach to build awareness about the Affordable Connectivity Program at community events along with flyer distribution and door-knocking.

MMRTI 2024 significant achievements:

- Digital Skill Instruction: 212 hours of digital skills training were provided to Yesler residents.
- Participation: 86 residents took part in seven digital skills classes.
- Open Lab Hours: 140 hours of open lab time and multi-facilitated lab sessions were offered.
- Resident Engagement: 252 residents participated in open lab sessions and multi-facilitated lab hours.
- Affordable Internet Assistance: 118 residents received direct support in applying for affordable internet services.
- Digital Navigation Support: 34 residents were assisted with other digital navigation services, including ORCA card applications and utility discounts.



Photo: MMRTI

Community Building Initiatives

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

SHA's Yesler Community Builder is actively engaged in developing and supporting community activities and programs through various community-led groups, highlighting the multiple hopes and strengths across the neighborhood. Community building initiatives are developed to address emergent needs while supporting neighborhood engagement efforts to create a cohesive and sustainable mixed-income community at Yesler.

In 2024, the Yesler Community Builder trainee worked with various service providers to revive the Yesler Health Fair, which had stopped during the pandemic. The event brought together different groups with a shared mission to serve residents, and multiple residents could sign up for health insurance and receive various vaccinations.

Yesler Community Builders also looked for ways to increase resident involvement by supporting residents' gifts and passions. Every-One Everyday Yesler Terrace is a team of SHA residents and residents living in market-rate apartments that hosts small gatherings to unite the two groups. Often, the groups came together around food or art, seeking connection. Community Builders also worked with service providers and neighborhood leaders to foster broad community participation in the Yes Fest series of events and several others, such as the Taste of Yesler, which brought together various artists and food vendors, highlighting the richness of the Yesler neighborhood. At a late summer Yes Fest event, more than 40 different education and health providers demonstrated their support of the Yesler neighborhood. This effort was financially supported by the Yesler Owner's Association, Neighborhood House and SHA.



Vietnamese teatime, game time, walking groups and karaoke activities continued biweekly. Leaders from the Eritrean and Ethiopian communities enjoyed their coffee hours. A group of adults found that social well-being begins with weekly game time, which led to a community-wide bingo game and sundae celebration in the park. Community members also hosted various cultural holiday celebrations. The Yesler Thanksgiving Meal and the annual Juneteenth gathering at the Yesler Community Center were fantastic

successes, 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, nonprofits and neighborhood stakeholders such as Harborview Medical Center, 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 to ensure that all community members can participate.

In 2024, the Yesler Terrace Community Council hosted multiple stakeholders from city departments, an e-bike and e-scooter rental company and SHA property management in hopes of improving the quality of life for the community. Residents were able to advocate for changes to improve safety while also making improvements to the overall resident experience. One example is a plan to install a new pedestrian light at the intersection of 10th Avenue South and busy Yesler Way.

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



Photo: Black Farmers Collective

Yesler residents are invited to grow their own food in the community garden plots while building community with their neighbors.

In 2023, the Black Farmers Collective received a \$69,000 Community Partnership grant from the King Conservation District to support the creation of a miniature urban forest. The restoration project to create The Stewardship Path was completed in 2024 in collaboration with Mountain to Sound Greenway, extending the farm's useable area to S. Jackson Street. The YES Farm was recognized at the Mountain to Sound Greenway 2024 Parade of Accomplishments.

Educational programs were hosted for youth and teens, community gardening activities took place and produce was distributed to the local community.

Arts and Placemaking Initiatives

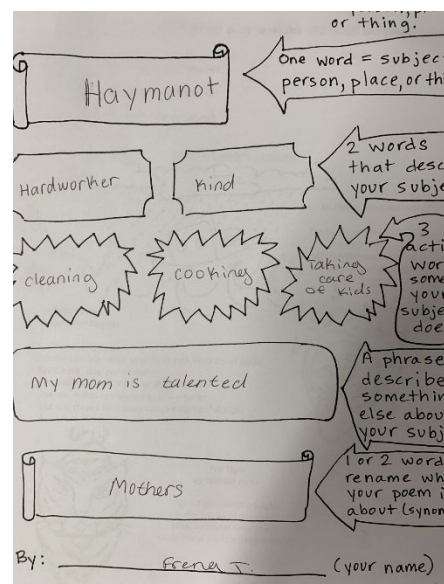


Yesler's transformation into a thriving community is supported by an arts approach that honors the neighborhood's history and traditions. Initially funded by a grant from the Kresge Foundation, arts initiatives part of Yesler redevelopment included community-driven [public artworks](#) as well as artist programs that engaged residents in celebrating home, heritage and history. Residents and artists worked together to amplify stories and perspectives.

The path and lessons learned are detailed in 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 navigate personal challenges, and addressing disparities rooted in socioeconomic and historical factors.

Beyond this work, SHA continues to embed artists and art practices into its redevelopment approach in ways that include community voices. In 2024, SHA offered a multi-tiered arts program as part of the development of its Block 7 Pocket Park. Artist and poet Rachel Kessler and Yesler resident Yasmin Mohammed worked with community leaders to offer poetry workshops to different resident groups, including youth, mothers learning English as a second language and girls' groups. Drawing on themes related to journeys, home and wishes for the future, residents created original poems for their own and others' enjoyment. Mohammed was then commissioned by SHA to write an original poem.

As a young community leader who resides at Yesler, Mohammed was inspired by the ghazal, an Arabic form of poetry expressed in couplets. Excerpts from her poem will be featured in an installation in the Block 7 Pocket Park floor. A reflection circle with undulating bands of stainless steel and surrounding benches will provide a welcoming place to sit and meditate. A snapshot of Yesler's community, the text will appear in six languages to acknowledge the voices and experiences of residents and appeal to a wide range of park visitors.



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ENGLISH

I heard them talking about you
And the journey you went through: Yesler

You are a blessing that comes towards the
luckiest
Settling peace within them: Yesler

VIETNAMESE

Yesler, tôi được nghe nói nhiều về bạn
Về hành trình bạn đã trải qua

May mắn quá nhận phúc lành của bạn
Yesler, tâm bình an có bạn đồng hành

AMHARIC

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SOMALI

Waxaan maqlay iyaga oo ku hadal hayo
Iyo safarka aad soo martay: Yesler

Waxaa tahay qof ducaysan oo nasiib badan
Ku dhexdhaxaadi nabad: Yesler

TIGRINYA

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OROMO

Waa'ee kee yeroo haasa'an
Akkasumas imala ati keessa dabartes
dhaga'eera: Yesler

Warra carroomaniif eebba dhufutedha
Isaan keessatti nagaa buusuuf: Yesler

Employment Initiatives

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

JobLink

In 2024, Seattle's local labor market remained stable, while families continued to face significant cost of living increases that were often not addressed by increased wages. Many employees continued to participate in hybrid work models, although several large employers in the city implemented increases to in-office schedules. JobLink saw an increase in participants choosing to pursue educational pathways in 2024, a sign of recovery from the impact the pandemic had on student participation.

To meet the continued need for remote work and learning, JobLink partnered with SHA's Digital Navigator program which provided participants with laptops and technical skills training.

In 2024, 74 tenants joined JobLink's Yesler office waitlist and 39 of those on the waitlist enrolled in JobLink. Waitlist members included Yesler residents and other SHA residents and voucher holders living in the surrounding area.

To increase awareness about the services offered to the Yesler community, JobLink continued to partner with Yesler's property management and community services teams, participating in lease-up and community events, distributing flyers and directly connecting with residents.

JobLink supported the education and employment needs of 62 Yesler residents with virtual and in-person services, including individualized support with career planning, job search, interview preparation and critical financial support for education and employment milestones. Fifteen Yesler residents found new career opportunities with Seattle Housing Authority, King County Metro, Impact Elementary School, King County, Freeway Motors, International Flights, Champions, NW Fitness Gym, Seattle Hebrew Academy, and Eritrean Association in Greater Seattle.

JobLink also supported 11 Yesler students with college enrollment and persistence at the University of Washington, South Seattle College, Seattle Central College, University of Southern California, and the YWCA. Some students were earning degrees and credentials while other students were beginning their education journey in English Language Learning 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. A total of 59 households have returned to occupy Replacement Housing at Yesler after living in other housing.

From 2021 onwards, 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 166 offsite households, accounting for attrition. These households were invited to exercise their option to return to the newest SHA building, Sawara, when it was ready for occupancy in 2024. Several households toured the new building and considered whether they would like to return, however, none decided to do so.

In accordance with the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle, SHA provided the following relocation services in 2024:

- Moving and packing services were made available for returning residents, but none returned in 2024.
- 166 mailings were 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 three lease enforcement actions that resulted in eviction in 2024 at Yesler. One of these occurred in a non-replacement housing unit at Kebero Court, and two at the Ritz. None occurred in replacement housing units or to formerly relocated residents.

Neighborhood Improvements

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

Neighborhood improvements completed 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, was completed in 2016. The Hillclimb connects the neighborhoods of First Hill, Yesler, Chinatown-International District and Little Saigon.

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- The **Yesler Pedestrian Pathway**, a neighborhood connector that provides multiple activity zones and pause stations, creates a place for the community to gather.

- The historic **Washington Hall** was restored in part with a contribution of Yesler CNI Neighborhood funds.

- The **Block 5 Pocket Park**, a triangular park providing active open space and play areas with impressive views, was completed in 2023.



- The **Block 7 Pocket Park** was completed in 2024. The park is an inviting space that knits the First Hill neighborhood to the north with the Yesler community. The design of the park incorporated four existing trees into the design. A path meanders through the trees, leading to a gathering circle filled with poetry from a Yesler resident who grew up in the neighborhood.

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, 27 at Hinoki, and nine at Sawara.
- The Yesler Hillclimb, Pedestrian Pathway, and the three Yesler Pocket Parks 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 was 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 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 in multi-family 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, housing location and type have a more significant effect.

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 and education centers such as the University District, SeaTac airport and as far north as Lynnwood. Seattle Housing Authority in collaboration with SDOT provides fully subsidized ORCA cards to all residents 19 and over, expanding the transit reach to Pierce and Snohomish counties. For local connections, bicycle facilities and pedestrian pathways connect Yesler to Little Saigon, First Hill and beyond.

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 highest density 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, shared laundry facilities and individual unit submetering, combined with financial incentives to encourage conservation.

Every SHA building at Yesler is all-electric. In addition to LED lighting and building envelopes that are highly efficient, all new SHA buildings at Yesler are designed and constructed with energy-recovery ventilation systems. 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 philosophy.

SHA buildings are constructed to be solar-ready so that photovoltaic systems can be installed over as much of the roof as is possible to offset a portion of the common area energy needs of each building. Starting with Hinoki, the subsequent Sawara and Juniper buildings also incorporate solar arrays with the initial building construction.

Sawara, completed in 2024, is one of just five buildings across Seattle participating in the Exemplary Buildings Program initiated by Housing Development Consortium and 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 residents. SHA has been able to take advantage of local and federal incentives for installing energy and resource saving features.



Photo: Moris Moreno

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.

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 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, providing joy to both current and future residents.



By 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.

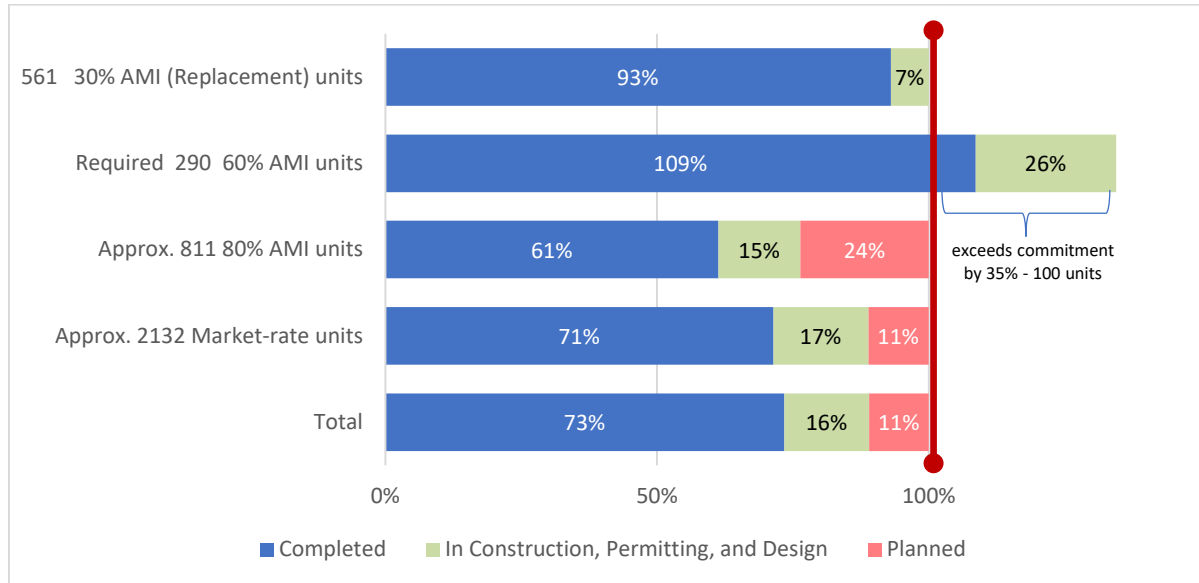


Photo: Ying Yin

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 renovation in 2014 and are 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.

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- **Hinoki** was completed in 2022 and contains 136 low-income apartments.
- **Sawara** was completed in 2024 and has 114 affordable units. Twenty-three of the units are sized for larger families with 3- and 4-bedroom apartments. Two of the units are also designed to meet requirements for in-home day care units to support small business.
- **Juniper** is SHA's final planned building at Yesler and will include 114 affordable units.

The building is under construction, with completion planned for fall 2025.



Photo: Moris Moreno

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, 146 of these apartments are available for households with an 80 percent AMI. The buildings were completed in 2022. Leasing arrangements are being finalized for its street front commercial spaces that will include restaurants.

- **Swell** (Mack Real Estate Group) began construction in 2022 and was completed in 2024. The building has a total of 237 apartment units and is located immediately to the south of Yesler Towers. Of the 237 apartments, 53 apartments are affordable at 80 percent AMI.
- **Wayfarer** (Vulcan Real Estate) began construction in January 2022 and was completed in 2024. The building has 237 apartments, of which 47 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 was completed in 2024, and the second phase began construction immediately thereafter. The building complex will consist of approximately 350 apartments, 26.8 percent of which will be made affordable for households at 80 percent of the AMI.
- **Cascara** (Vulcan Real Estate) began construction in July 2022. The project consists of two buildings totaling an estimated 345 units, 26.3 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 2025.



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.
13th & Fir Family Housing (Yesler Family Housing was the working project title for this development) is located at 1215 E Fir Street. The building broke ground in 2021 and was 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

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- 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

2023

- Yesler Land Sale Proceeds – \$5,000,000

2024

- Wells Fargo Sawara Opening Event Funding – \$2,500
- Marpac Sawara Opening Event Funding – \$2,500
- Deeny Construction Sawara Opening Event Funding – \$750

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Yesler 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
Block 7.1 South	Sale	Prospera	\$ 5,200,000	2023
Total:			\$ 172,000,000	

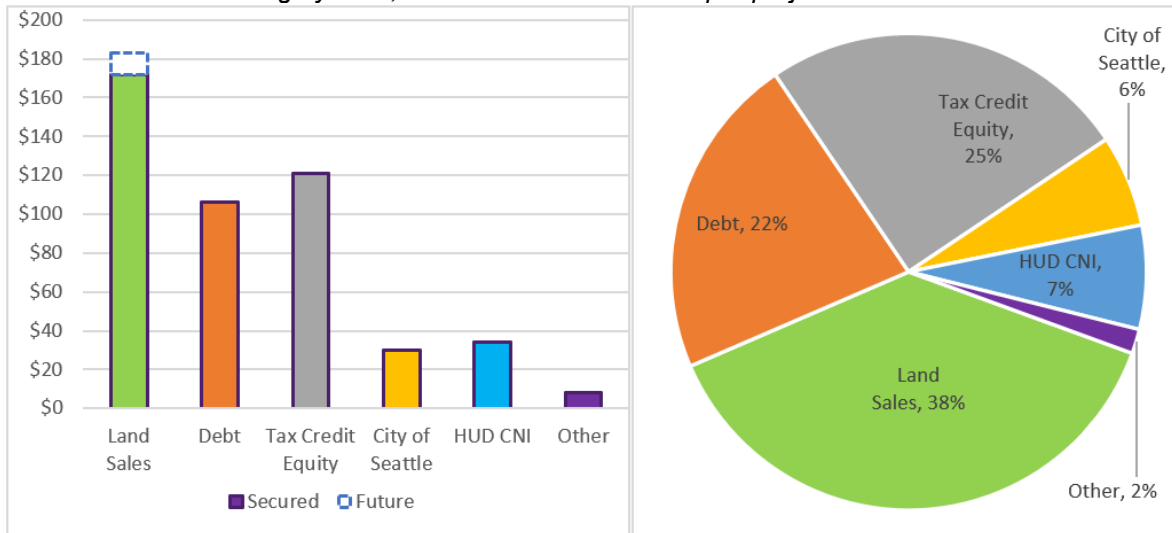
*Environmental cleanup costs are not known at time of sale. Sale proceeds are reduced by environmental cleanup reimbursement to Purchaser.

Additional properties secured, but not yet finalized:

Location	Type	Purchaser	Sale Proceeds	Year of Sale
6.2	Sale	TBD	\$ 11,000,000	

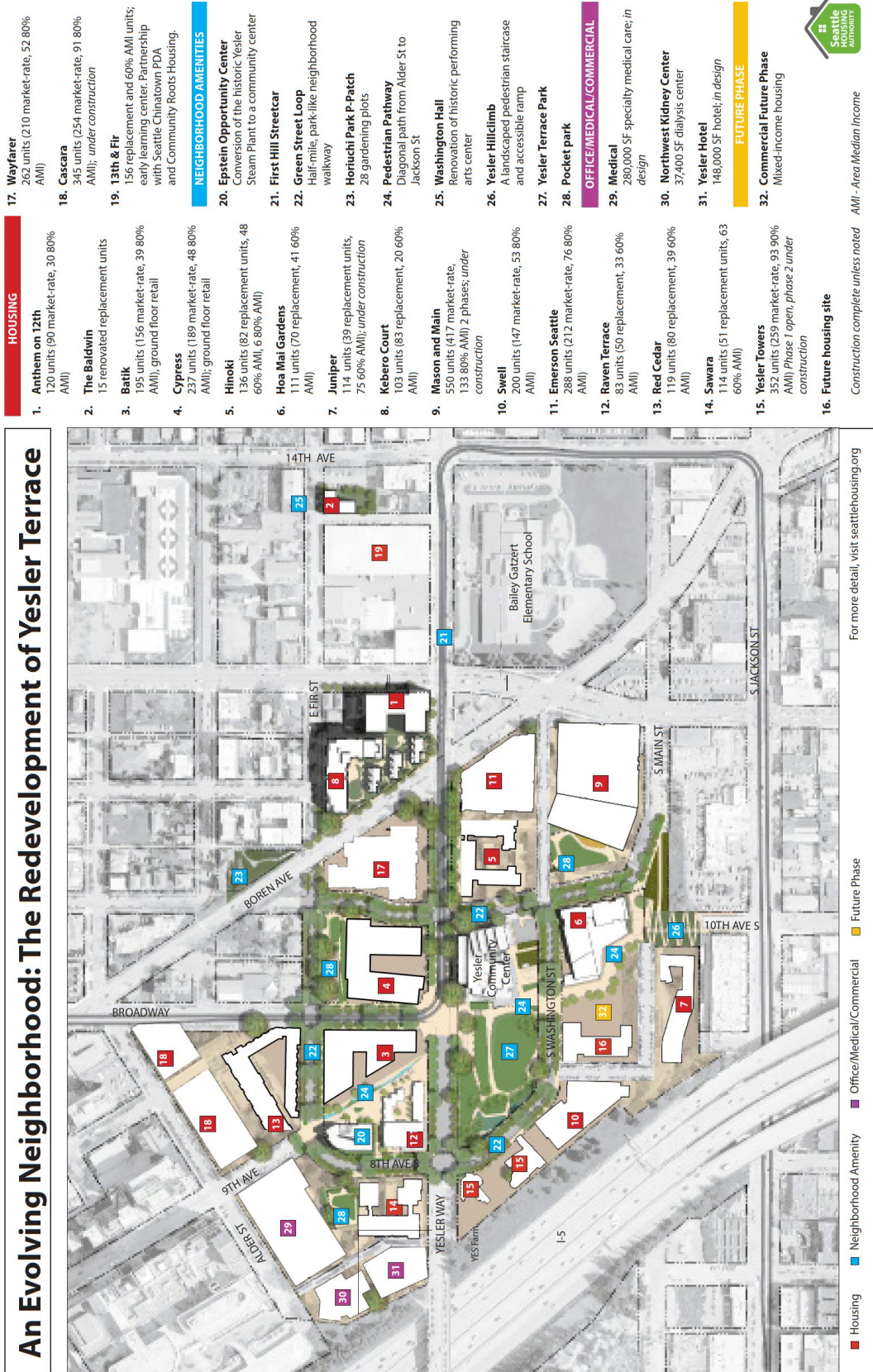
Yesler Funding Progress

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



	Total	Secured	Future	Percentage
Land Sales	\$183	\$172	\$11	38%
Debt	\$106	\$106	\$0	22%
Tax Credit Equity	\$121	\$121	\$0	25%
City of Seattle	\$30	\$30	\$0	6%
HUD CNI	\$34	\$34	\$0	7%
Other	\$8	\$8	\$0	2%
Total	\$482	\$471	\$11	100%

Appendix A – Neighborhood Map



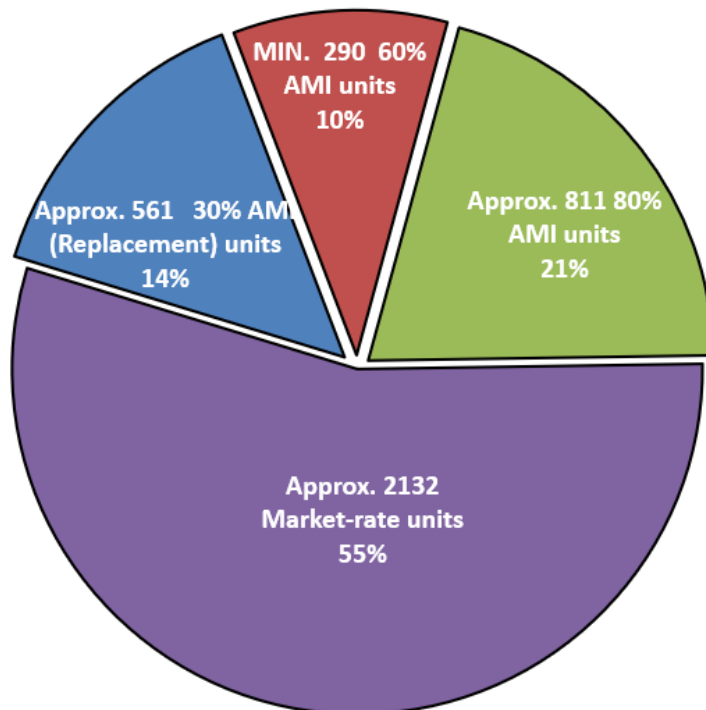
Appendix B – Housing Production

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. With the construction of SHA's final building now underway, **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 811 affordable units for households earning 80 percent or less of the AMI. Additionally, around 2,132 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 3,894 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



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Yesler Redevelopment Housing Production Report

as of December 31, 2024

Income Category	Goal	Completed													In Pipeline			Total	Completed
		2014	2015	2016	2017	2018	2019	2020	2020	2021	2022	2023	2024	2025	2026	2027			
Building																			
Total Replacement (<30% AMI)	561	523													39			562	523
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)													51					51	
Juniper (321 10th Ave S)														39					
Total Low-income (<60% AMI)	290	314													75			389	314
Kebero Court (1105 E Fir)		0	53	0	41	0	39	0	0	0	54	64	63	75	0			20	
Raven Terrace (820 Yester)			33															33	
Hoa Mai Gardens (221 10th Ave S)					41													41	
Red Cedar (888 Fir St)							39											39	
Hinoki (110 10th Ave S)											54							54	
Yesler Family Housing (1215 E Fir)												64						64	
Sawara (101 8th Ave)													63					63	
Juniper (321 10th Ave S)														75					
Total Affordable (<80% AMI for 20 years)	up to 790	432													285			717	432
Anthem Apts (103 12th Ave)			30		0	0	39	48	63	0	0	120	0	132	112	0	173	30	
Hoa Mai Gardens (221 10th Ave S)			30																
Batik Apts. (125 Broadway)						39												39	
Cypress Apts (120 Broadway)							48											48	
Wayfarer (1000 E Yesler Way)													47					47	
Emerson Seattle (125 Boren Ave S)								63										63	
Yesler Family Housing (1215 E Fir)																			
Mason & Main (209 12th Ave S)											120							120	
Yesler Towers (803 S Washington St)													41	36				41	
Swell (831 S Washington St)													44					44	
Block 6.2																	73		
Block 6.3/6.5																	100		
Block 7.1																			
Cascara														76					
Total Affordable (<80% AMI for 50 years)	up to 160	56													38			94	56
Hoa Mai Gardens (221 10th Ave S)					0				13	0	0	25	0	18	23	0	15	0	
Hinoki (110 10th Ave S)																		0	
Juniper (321 10th Ave S)																		0	
Batik Apts. (125 Broadway)																			
Cypress Apts (120 Broadway)																			
Wayfarer (1000 E Yesler Way)																			
Emerson Seattle (125 Boren Ave S)								13										13	
Yesler Family Housing (1215 E Fir)																			
Mason & Main (209 12th Ave S)											25							25	
Yesler Towers (803 S Washington St)													9	8				9	
Swell (831 S Washington St)													9					9	
Block 6.2																	15		
Block 6.3/6.5																			
Cascara														15				0	
Total Market-rate Units	Up to 3199	1522													610			2132	1522
Anthem Apts (103 12th Ave)			90		0	156	190	212	0	0	400	0	474	373	0	237		90	
Batik Apts. (125 Broadway)						156												156	
Cypress Apts (120 Broadway)							190											190	
Wayfarer (1000 E Yesler Way)													190					190	
Emerson Seattle (125 Boren Ave S)								212										212	
Mason & Main (209 12th Ave S)											400							400	
Yesler Towers (803 S Washington St)													137	119				137	
Swell (831 S Washington St)													147					147	
Block 6.2																	237		
Block 6.3/6.5																			
Cascara														254				0	
GRAND TOTAL	Up to 5000	2847													1047			3894	2847
		15	306	0	111	195	357	288	0	0	681	156	738	622	0	425			

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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 multi-family mid-rise apartment buildings. As a result, as of Yesler's replacement housing completion in 2024, the bedroom distribution of replacement units matches or exceeds 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	39	10	237
2-BR	0	35	8	28	42	44	43	15	17	232
3-BR	0	5	1	11	22	12	15	14	12	92
4-BR	0	4	1	4	4	1	4	1	0	19
Total	15	83	50	70	80	82	92	69	39	580

60% AMI units

0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	0	14	30	24	8	15	18	25	20	154
2-BR	0	2	2	15	25	33	27	12	31	147
3-BR	0	2	1	1	5	5	10	8	20	52
4-BR	0	2	0	1	1	1	3	0	4	12
Total	0	20	33	41	39	54	64	45	75	371

Replacement + 60% Units:

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

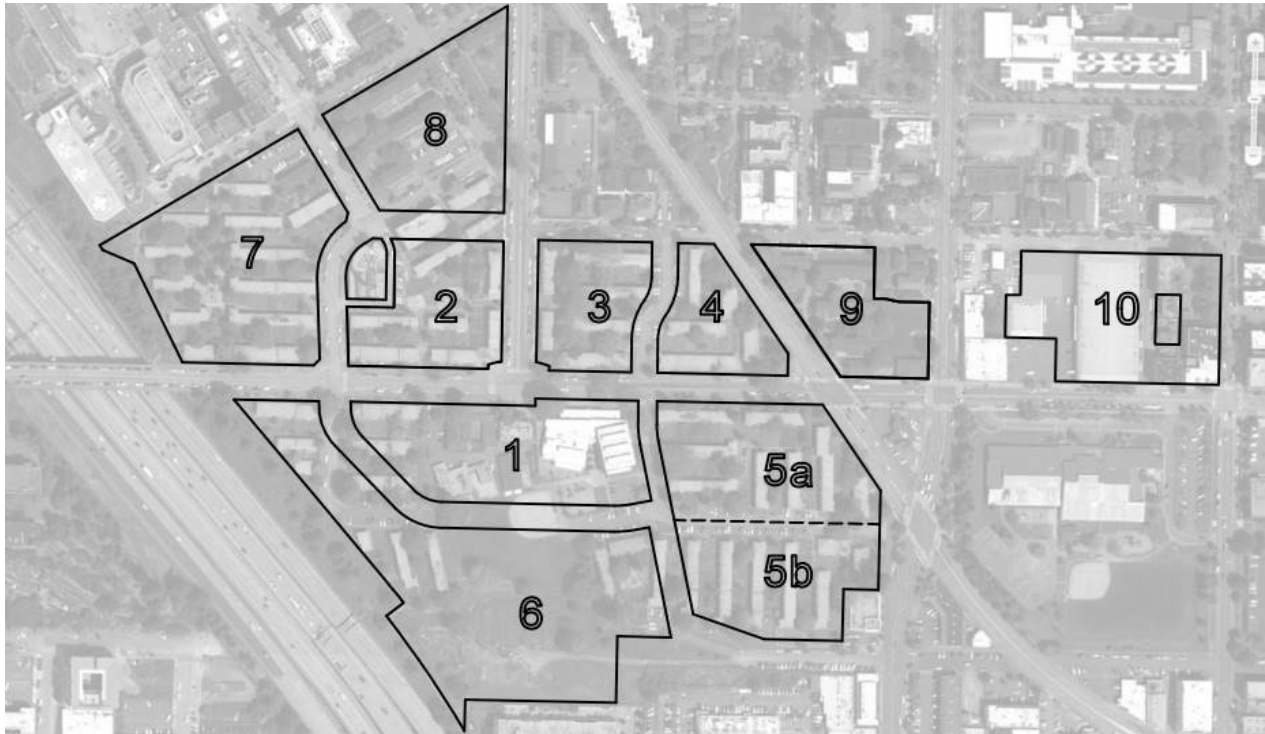
Total	0	0	0	0	0	0	0	0	0	0
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All units:

	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

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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)						51				51
Juniper (321 10th Ave S)					39					39
Total	50	0	0	82	109	51	80	83	107	562
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)						63				63
Juniper (321 10th Ave S)					75					75
Total	33	0	0	54	116	63	39	20	64	389



Seattle Housing Authority

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seattlehousing.org

