

Yesler Terrace Phase 2 Relocation Summary

Overview

- July 2012 - 18-month notice to residents to plan and relocate.
- 139 total units where *135 of the units were occupied*, 4 vacant.
- Each household received a packet of information, translated in 7 languages, detailing legal rights during relocation, availability of 1-on-1 counseling, and details of moving assistance.
- All residents received a certificate honoring the Right to Return to Yesler Terrace when new housing is available.
- Resident communication carried out in multiple languages with staff and interpreters

Outcomes

- All households in Phase 2 have now successfully relocated to new housing (127 relocated, 8 moved elsewhere for non-relocation reasons = 135 households.)
- No residents were required to be evicted during the relocation process.
- Every household identified their relocation preference.
 - ✓ Every household who desired to remain on-site was able to stay.
 - ✓ 48 households chose to remain onsite at another vacant unit at Yesler Terrace (with the understanding they will have to move again later.)
 - ✓ 79 households chose to move off-site, either by transferring to other SHA communities or using a Housing Choice Voucher.
 - ✓ All households who desired a voucher received one. 30 were used in Phase 2.

Support for Families with School-Age Children

- 30 families with children in school - all were offered relocation options during the summer, to allow the choice of moving during vacation to minimize educational impact.
- SHA worked with the School District to provide transportation back to the original school if families moved away from Yesler Terrace and wanted to keep attending.
- Limited disruption at nearby Bailey Gatzert Elementary: only 3 of 20 students who attended Bailey Gatzert changed schools because of relocation

Childcare Businesses

9 households with in-home childcare businesses in Phase 2

- ✓ Two of these decided to stay on-site at Yesler Terrace to continue their businesses
- ✓ 7 choose to relocate off-site and received relocation payments (between \$1200 and \$19,975 to offset the financial impact of moving their businesses.)
- ✓ Most continued to operate their businesses at their new homes.

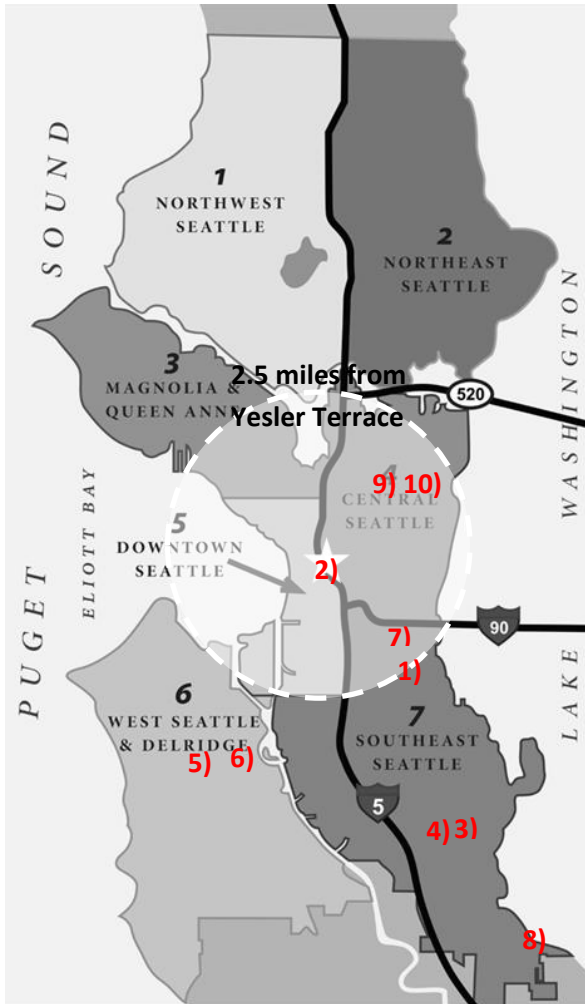
Comprehensive Site Security

Safety and security was integrated throughout the relocation process.

- **Evening & Night Security** – Supplemental security guard foot patrols. (6 hrs, 7 days/week)
- **On-site CPT Police Officer** – To address personal & community safety concerns. Resident parking lots monitored to deter unwelcome activities. (6 hrs a day, M-F)
- **Block Watch** – supported by staff check-ins with residents, knock-and-talks by CPT.

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- **Yesler Youth Art** – Created paint projects on plywood boards to be displayed in vacant unit windows to deter vandalism (very limited graffiti, break-ins or squatting)



139 Total Housing Units in Phase 2

127 households relocated (8 others moved for reasons unrelated to relocation and 4 units were vacant prior to relocation)

- **48 households (38%) stayed on-site**, choosing to move to vacancies in other parts of Yesler Terrace
- **79 households (62%) moved away from Yesler**

- ⇐ **34 households (26%) moved within 2.5 miles** of Yesler
- ⇐ **38 households (30%) moved elsewhere within Seattle**
- ⇐ **5 households (4%) moved elsewhere around Seattle**
- ⇐ **2 households (2%) moved out of state**

Most popular SHA communities chosen by households from Yesler Terrace

1) Rainier Vista	9	6) Longfellow Creek	5
2) International Terrace	6	7) Center Park	4
3) Holly Court	6	8) Barton Place	4
4) New Holly	6	9) Olive Ridge	3
5) High Point	6	10) Scattered sites	3

Other choices: Wedgewood Estates, Beacon Tower, Capitol Park, Ross Manor, Tri-Court, Villa Park

Voucher utilization by 30 relocated households from Yesler Terrace

- 12 leased at SHA properties
- 11 leased from other landlords in Seattle
- 5 leased elsewhere in King County or other surrounding counties
- 2 leased out of state