



## MEMO

**DATE:** January 7, 2013

**TO:** Housing, Human Services, Health and Culture Committee Members  
Councilmember Nick Licata, Chair  
Councilmember Sally Bagshaw  
Councilmember Bruce Harrell  
Councilmember Tom Rasmussen

**FROM:** Andrew Lofton, Executive Director  
Seattle Housing Authority

**Re: Yesler Terrace Redevelopment Update**

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I am pleased to provide you with an update on Yesler Terrace activities since the Council's unanimous adoption of the Yesler legislative package on September 4<sup>th</sup>, 2012. It was an extremely busy and fruitful final quarter of 2012 and we are well positioned going into 2013.

The following issues are included in this update:

- Funding Success
- Relocation Plan Submittal
- Master Development Partner Selection Status
- Community Workforce Agreement

Funding Success

On December 13<sup>th</sup> we received word from HUD that Yesler Terrace Redevelopment would receive a 2<sup>nd</sup> **Choice Neighborhoods grant award** – in the amount of \$19.73 million. Combined with the 2010 grant award, this brings the total funding for Yesler to \$30 million from the Choice Neighborhoods program and fuels Phase II of redevelopment.

Phase II will include the following activities:

- 174 units of housing (104 units are replacement units)
- Construction of a new South Washington Street
- \$300K contribution to Washington Hall renovations

- Continuation of the pedestrian connection from the Hillclimb to the new Neighborhood Park
- Health, education and job placement services for Yesler residents

We received another important grant award in December from the **JPMorgan Chase Foundation** for \$750,000. This supports the Little Saigon Hillclimb (\$650K) and a feasibility analysis of the mixed use development proposal put forward by the Friends of Little Saigon (\$100K). We expect to be in construction on the Hillclimb this summer.

#### Relocation Plan Submittal

Per the Cooperative Agreement, SHA submitted the Relocation Plan for Yesler Terrace to the Office of Housing on December 14<sup>th</sup>, 2012. The Relocation Plan Table of Contents is attached to this memo and a link to the full document can be found on the SHA website at: <http://seattlehousing.org/redevelopment/pdf/YT-resident-relocation-plan.pdf>

The purpose of the Relocation Plan is to identify all steps and practices SHA will follow to assist Yesler residents through relocation. The basic principles of the Plan include:

- Maintain housing on site to the greatest reasonable extent
- Reimburse residents' relocation costs
- Provide needed support for each family throughout the relocation process
- Keep housing costs affordable, in appropriate new housing
- Minimize the number of times a household has to move
- Set fair and equitable priorities to govern the order in which households are given choices about their moves
- Support families with school age children to minimize disruption to their education and maximize school choices
- Honor all residents' right to return to the newly developed Yesler Terrace

#### Current relocation activities:

- All 112 households who will be relocated in Phase 2 have met 1-on-1 with relocation staff
- Interpretation services were provided to all households requesting language assistance (about 75% of households)
- 1 on 1 meetings covered relocation rights and provided opportunity to express where they would like to relocate.
  - To address the preferences to remain on site, approx. 30 vacant units at Yesler Terrace are suitable for relocating residents.
  - To match the preferences to move off site, approx. 30 units at other SHA communities are held vacant.

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- In response to resident requests to move early, we will begin offering voluntary “early relocation” options in January.
- A meeting for home-based daycare providers to talk about relocation options is planned for late January.
- The YWCA program was successfully relocation to SHA-owned property at South Willow Street.

The Office of Housing and Human Services Department are currently reviewing the Relocation Plan and we anticipate providing Council with a full briefing on its contents later this month.

### Master Development Partner

On June 1<sup>st</sup>, 2012, SHA issued a RFQ for a Master Development Partner for Yesler Terrace redevelopment. Three development entities submitted proposals and two firms were selected for interviews: Forest City/Jonathan Rose and Vulcan Real Estate/Capitol Hill Housing. We are currently speaking with references for both firms and the SHA Board of Commissioners is slated to adopt a resolution on January 22, 2013 authorizing the Executive Director to negotiate the terms of a Master Development Partner agreement with the preferred partner.

### Community Workforce Agreement

We're pleased to report that on January 3<sup>rd</sup>, 2013 representatives of the Seattle/King County Building and Construction Trades Council, the Pacific Northwest Chapter of the National Construction Alliance II and I signed a Community Workforce Agreement for Yesler Terrace redevelopment. The work covered by this Agreement includes all Seattle Housing Authority Yesler Terrace Redevelopment construction in excess of \$500K in value. Social equity goals are the heart of the agreement with a strong commitment to hiring local low-income people and providing them with preferred entry to apprenticeships on these jobs. The Agreement provides for standardized wages and working conditions and promotes collaboration and cooperation between labor and SHA in carrying out these projects.

The coming year will be an exciting one at Yesler. We will commence housing construction at 1105 E. Fir and the Baldwin Apartments as well as adaptive reuse of the Steam Plant. Community gardening improvements will be built at Horiuchi Park in the Spring and we anticipate construction of the Little Saigon Hillclimb in the summer. Our annual report for 2012 activities will come to the City Council in March of this year and we look forward to ongoing opportunities to brief the City Council.

# Relocation Plan for Yesler Terrace



SEATTLE HOUSING AUTHORITY

Last revised **December 14, 2012**



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