



Yesler Terrace



Bringing home a better future

City Council Briefing – June 18, 2012

Citizens Review Committee

- Convened in 2006, chaired by Norm Rice
- Advisory body
- 30 members representing:
Yesler Residents, adjacent neighborhoods,
major institutions, smart growth organizations,
low income advocates,
planning and
design commissions,
City Office of Housing,
County Health
Department,
service providers...



Citizens Review Committee

- Adrienne Quinn, Chair, Citizen Review Committee
- Joshua Curtis, Great City
- Jim Erickson, First Hill Improvement Association
- Jill Fleming, Capitol Hill Housing
- John Fox, Seattle Displacement Coalition
- Patricia Garcia, Yesler Terrace Resident
- Sophia Ibrahim, Yesler Terrace Resident
- Thomas Im, InterIm Community Development Association
- Ted Klainer, Harborview Medical Center
- Kent Koth, Seattle University
- Jeanne Krikawa, City of Seattle Planning Commission
- Yin Lau, Yesler Terrace Resident
- Serkalem Mengesha, Yesler Terrace Resident
- Barbara Nabors Glass, Seattle Goodwill
- Radhika Nair, Seattle Planning Commission
- Quang Nguyen, WAVA, Chamber of Commerce
- Sara Nikolic, Futurewise
- Kristin O'Donnell, Yesler Terrace Resident
- Mark Okazaki, Neighborhood House
- Osama Quotah, City of Seattle Design Commission
- Michael Ramos, Church Council of Greater Seattle
- Sue Sherbrooke, Young Women's Christian Association
- Elliott Smith, Squire Park Community Council
- George Staggers, Central Area Development Association
- Zufan Tekelemariam, Yesler Terrace Resident
- Alison Van Gorp, Cascade Land Conservancy
- Ngu Vu, Yesler Terrace Resident
- Julie West, Seattle & King County Public Health
- Maiko Winkler-Chin, Seattle Chinatown International District Preservation and Development Authority

Guiding Principles

- Social equity
- Economic opportunity
- Environmental stewardship
- One-for-One replacement housing



The CRC's role continues

- Evaluation and monitoring
- Forming three sub-groups: housing, people, and neighborhoods
- Meets quarterly
- SHA, in consultation with CRC, will develop annual report to City



Services overview: Theory of Change

Coordinated approach
focusing on key Outcomes

- Economic opportunities
- Education
- Social safety net
- Health
- Safety
- Over 20 social services
and education partners



Building blocks for planning

- Social infrastructure plan developed by Building Changes
- 2012 needs assessment
- Stakeholder feedback
- Evidence-based practices and metrics



Age distribution of residents

	Minors	Non-Elderly Adults	Elderly Adults	Total Individuals
Actual	482	526	223	1,231
Percent	39.2%	42.7%	18.1%	

Economic opportunities

Current
employment
profile of Yesler
Terrace residents



Average Income from wages	Number of individuals who are work-likely earning wages	Percentage of total work-likely residents with wages
\$15,950.59	204/392	52%

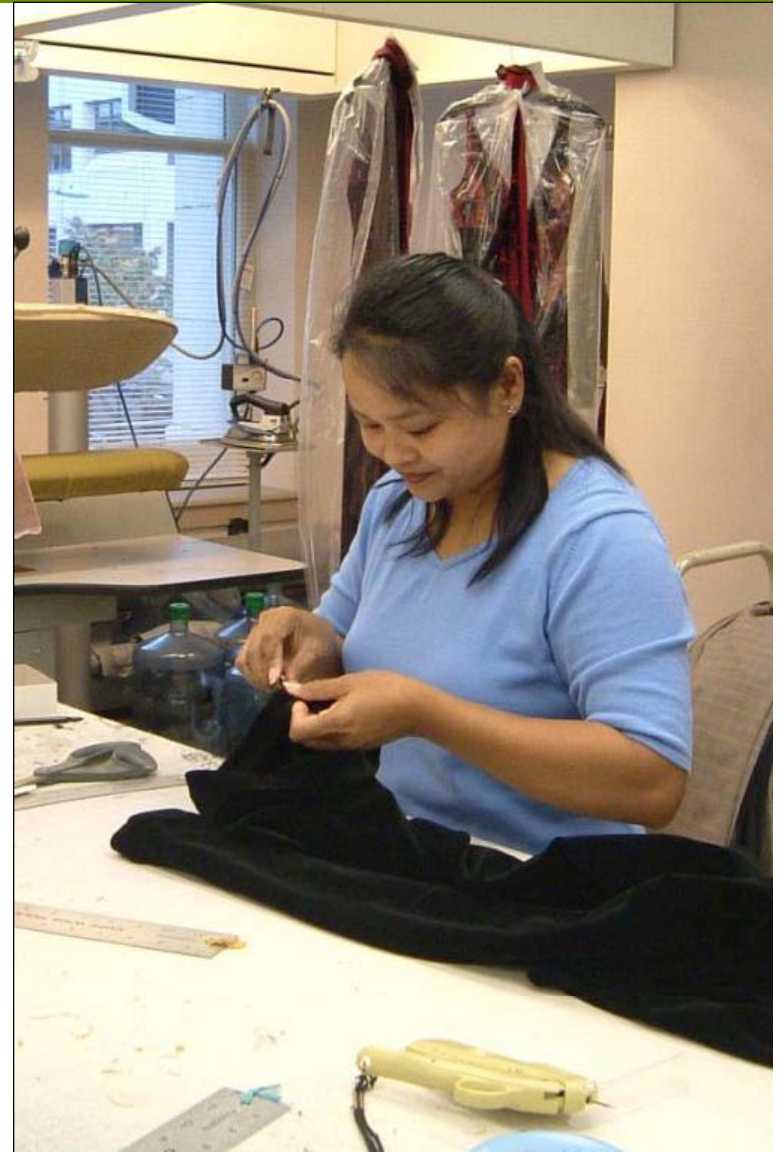
Financial stability through multiple asset building elements

Employment

- Job placement services
- Section 3 Program
- Partnership initiatives

Vocational Training

- Pre-apprenticeship training – Seattle Vocational Institute
- Healthcare training via WDC
- Port Jobs Airport University
- NW Training Partnership – Home Aide Training



Savings programs and financial services

- Bank on Seattle and Asset Building Collaborative
- Tax Preparation/EITC Initiative – United Way
- Express Credit Union on-site
- Family Self-Sufficiency Program
- Metrics for measuring success



Education: cradle to college

The Challenge

- 54% of Yesler Terrace children are ready for kindergarten
- 35% of 3rd graders are proficient in reading (MSP)
- 24% of 4th graders are proficient in math (MSP)
- 26% of youth are college-ready upon graduating from high school



Seattle University's role



CNI Education Lead

- Long-term commitment
- University resources
- Partnerships with
 - Catholic Community Services
 - College Success Foundation
 - Neighborhood House
 - Seattle Public Schools
 - United Way of King County
 - YMCA
- Measuring success

Early childhood education services

- **Early Head Start:** Comprehensive Home Visitor program for families with children from birth to age 3 (7 to 12 families served each year)
- **Head Start:** Comprehensive Preschool program for 3-5 year olds (40 children served each year)
- **Parent Child Home Program:** Home Visitor family literacy program for families with 2-3 year olds (25 families to be served)



Safety net and self-sufficiency services



Eviction prevention

Rent and utility assistance, information and referral services

Interpretation and translation

Multilingual support for Yesler Terrace families

Safety net and self-sufficiency services

Senior and Kinship Care Services

Multilingual case management, congregate and care giver support – helps elder residents age in place

Family Self Sufficiency

stabilizes families with access to benefits, information and referral, case management



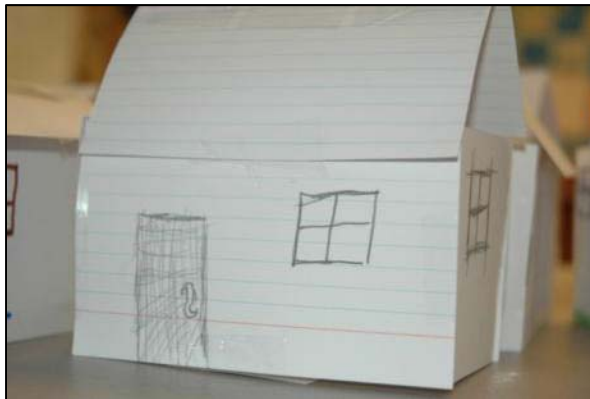
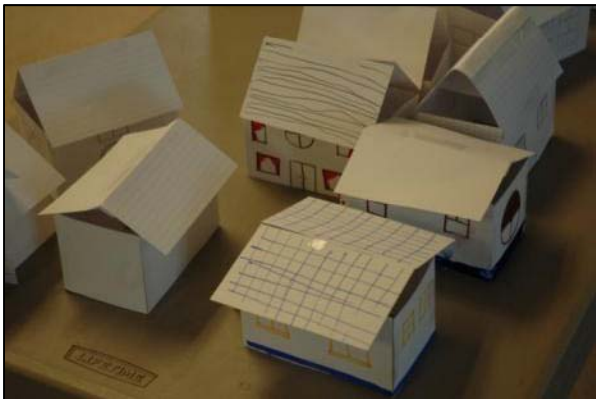
Improving health

- Needs assessment findings and Harborview data
- Partnership with Neighborcare Health: new clinics, community health educators
- Improving built environment/health practices – partnership with Public Health
- Improving access to healthy food
- Mechanisms and metrics for measuring success



Supporting Yesler families through relocation

- Number of households at Yesler
- Promises to residents
- The work of relocation
- Daycare providers at Yesler
- The relocation plan
- Tracking outcomes for residents



Households at Yesler Terrace

- 503 households now
- Routine vacancies and use of relocation vouchers will reduce relocation number
- Retention of at least 281 units on site at all times will further reduce off-site relocation number



Principles and promises

- Provide households with meaningful choices
- Intensive one-on-one consultation
- Minimize disruption
- 18-month notice before required to move
- Right to return
- No new criteria for redeveloped Yesler Terrace
- Residents will **not** have to go through a re-qualification process to come back.

The work of relocation



- Resident engagement on priorities
- Notification
- Counseling
- Communication
- Assistance with moving

Notification and communication

- 18-month notice before household must move
- Community-wide relocation planning meetings
- Relocation surveys
- Language-based telephone hot lines
- Relocation orientation meetings to explain benefits and housing options

Counseling and assistance for residents

- **Ensure residents understand that their housing options include the following:**
 - Move to replacement housing at Yesler
 - Move to other public housing
 - Move to private housing using Section 8 tenant protection voucher
- **Explain package of benefits**
 - Reimburse for cost of move or fixed moving expense
 - Provide links to service providers
 - Provide transportation to visit potential units
 - Assist with rental applications (private housing)

Daycare providers at Yesler

- Currently 25 providers at Yesler Terrace
- Guaranteed right to return and operate daycare business
- Must be in operation 24 months prior to relocation to have these rights
- Units will be designed to be licensable
- 1105 East Fir will accommodate daycare provider operations



Relocation Plan

- Due to City 60 days after adoption of Cooperative Agreement
- Includes:
 - Resident preference survey results
 - Number and schedule of resident moves in Phases 1 & 2
 - Relocation staffing plan
- Updated with each Phase of development



Tracking relocation outcomes



- Required in the Relocation Plan
- Track each family for five years after initial move
- Includes:
 - Number and percent who move to higher-opportunity / lower poverty neighborhoods
 - Number and percent of youth enrolled in a new school

School-aged children

- No requirement to move during school year
- Working with School District on options for students to remain at Bailey Gatzert, if desired

