



# Yesler Terrace



***Bringing Home a Better Future  
City Council Briefing – July 2, 2012***

# Yesler Terrace phasing criteria

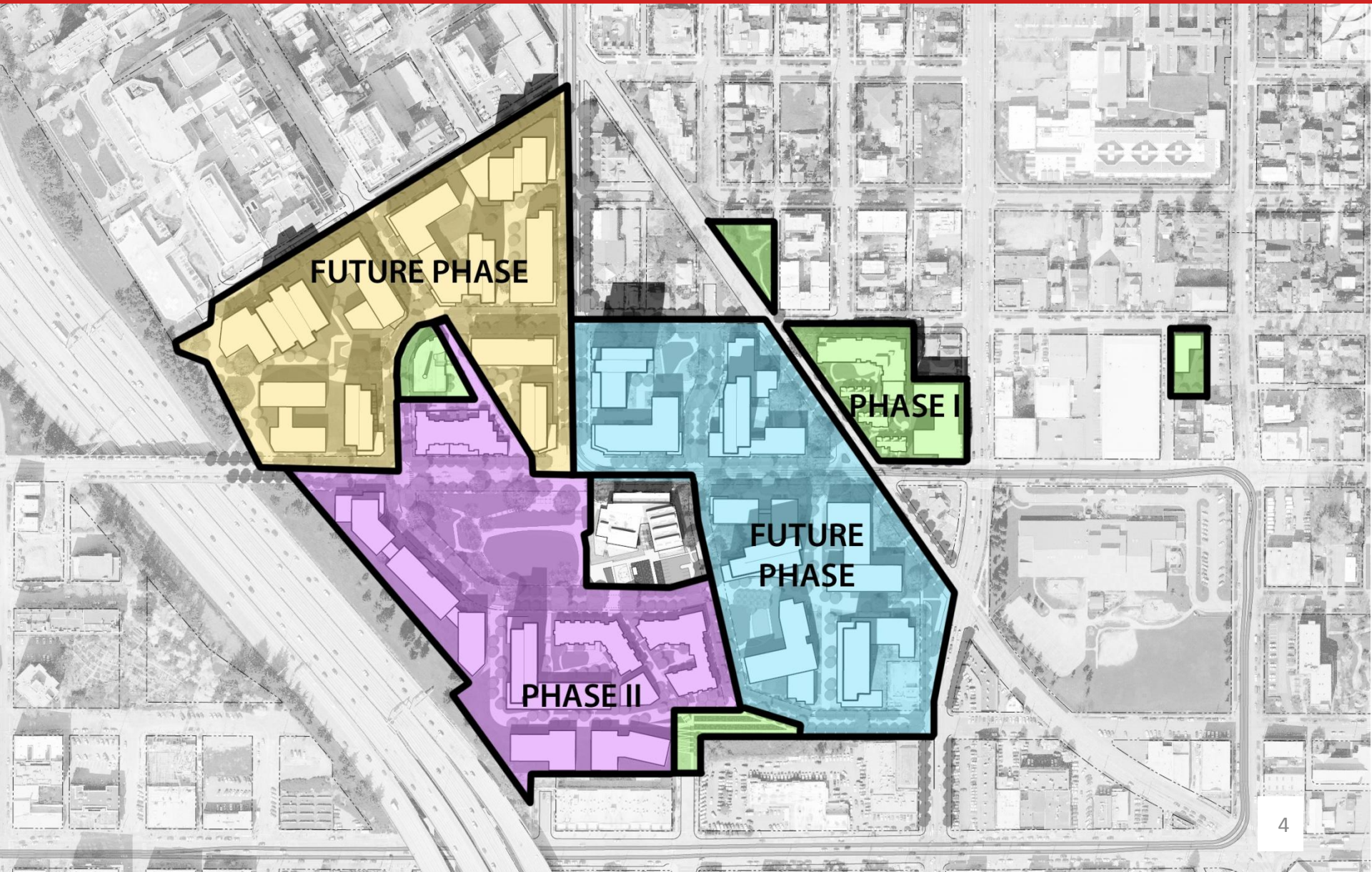
- **Infrastructure requirements**
- **Resident retention on site**
- **Replacement housing location**
- **Funding availability/market opportunities**



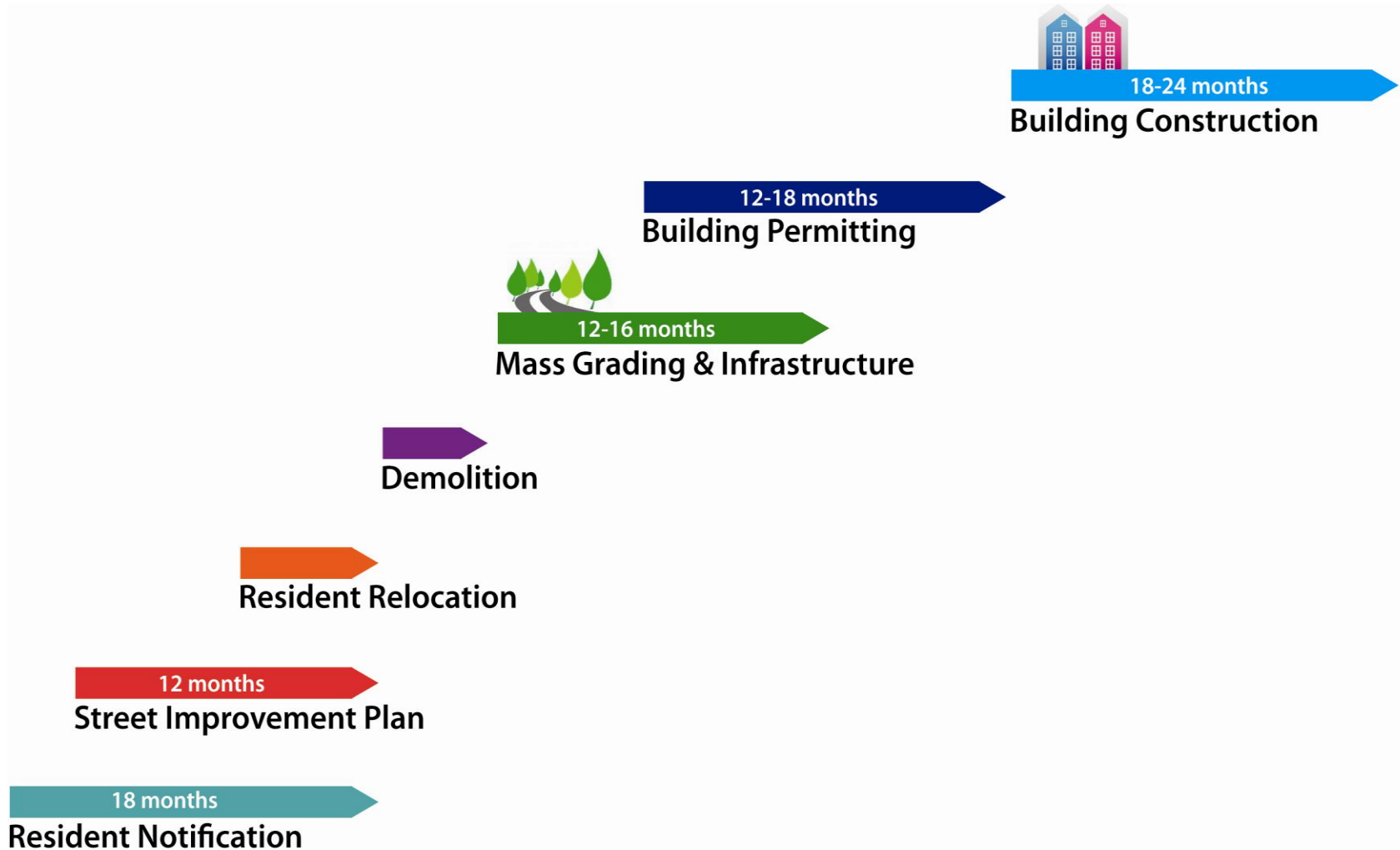
# Composite Infrastructure Plan



# Phasing



# Steps to a new home at Yesler



# 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.

# Households needing relocation

- Yesler demographics
  - 239 households with children
  - 62 with two or more adults, no children
  - 202 with only a single adult
- 503 households now
  - 281 units available at all times
  - 50 households may take vouchers
  - 80 households leave through natural attrition
- ~ 90 households may need relocation off site under this potential scenario

# Notification and communication

- Community-wide relocation planning meetings
- 18-month notice before household must move
- Relocation surveys
- Language-based telephone hot lines
- 1 on 1 Relocation counseling meetings to explain benefits and housing options



# Counseling and assistance for residents

- Ensure residents understand their housing options
- Work with families and School District to provide school continuity during relocation
- Explain package of benefits
  - SHA pays for resident move
  - Provide links to neighborhood service providers
  - Provide transportation to visit potential units
  - Assist with rental applications

# Relocation opportunities

- relocation vouchers
- ADA and other transfer requests
- on-site moves to fill vacancies
- Seattle Housing properties near Yesler
- Seattle Housing properties near schools that Yesler children attend
- vacancies in HOPE VI communities

# Daycare providers at Yesler

- Currently 25 providers at Yesler
- Guaranteed right to return and operate daycare business
- Must be in operation 24 months prior to relocation to have these rights
- SHA pays for household/business move as well as lost revenue
- Units will be designed to be licensable
- 1105 E. 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 by HUD and 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