

Proposed Amendments to Cooperative Agreement - Exhibit A to CB 117536 by CM Harrell:

1. Appeal process and additional reporting requirements for Tenant Relocation

To assure residents have a process for appealing relocation options and to provide more information to the City regarding resident appeals and outcomes, Council member Harrell proposes the following amendments:

Add language in Article 4.4 and 4.5 of the Cooperative Agreement, pages 13 and 14, to read as follows:

4.4 Relocation Plan and Implementation

To plan for implementation of relocation activities described in this Article, within 60 days of execution of this Agreement SHA shall prepare and submit to OH a Relocation Plan.

OH shall brief the Housing, Human Services, Health, and Culture Committee on the proposed implementation plan. The Plan shall include the following components:

- Results of completed surveys of Residents on their preferences for the different types of replacement housing options described above;
- An estimate of the numbers and schedule of Residents to be moved for Phase I and Phase II, should Phase II be funded through the Choice Neighborhoods grant, and the replacement housing options they will be offered, including protocols for waitlists and any priorities for leasing Replacement Housing and the housing options available to Residents who move to the Yesler Terrace Redevelopment Area after the execution of this Agreement;
- A development phasing plan for Phase I and Phase II, should Phase II be funded through the Choice Neighborhoods grant, that describes the schedule of demolition and production, and that produces Replacement Housing as early as possible in order to minimize resident moves away from the Yesler Terrace Redevelopment Area;
- A relocation staffing plan that describes responsibilities, and whether they will be carried out by SHA staff or by consultants, for one-on-one counseling, accompanying Residents to replacement housing sites if necessary, providing direct packing and moving assistance for elderly and disabled Residents, follow-up check-ins with relocated households to track outcomes, translation services for relocation-related activities, meeting with service providers, management of consultant contracts, and implementation of communication measures described above;
- An appeal process for residents who are not satisfied with their relocation options;
- A description of all planned or ongoing efforts to track Residents from the date of SHA's first application for HUD Choice Neighborhoods funding in 2010 for a period of five years after each household's initial move; and
- A template for tracking Residents, including social and economic outcomes such as the number and percent by household type of households that move to lower-poverty and higher-opportunity neighborhoods; and the number and percent of children and youth that enrolled in a new school due to relocation (and how many are enrolled in "low-performing" or "persistently lowest-achieving" schools).

SHA shall fully implement and comply with the Relocation Plan except to the extent that implementation would be contrary to the terms of this Agreement, to applicable laws or regulations, or to the terms of any City funding. Any changes to the Relocation Plan shall be submitted to OH. Prior to inception of Phase III, and prior to notification of any Residents who must relocate for Phase III or subsequent phases, SHA shall submit an

update of the Relocation Plan to OH including, at a minimum, a new development phasing plan and estimate of Residents who will be relocated in upcoming phases.

4.5 Relocation Reporting and Monitoring

SHA shall provide quarterly reports to HSD and OH on the status of implementation of the Relocation Plan and any related activities 45 days after the end of each calendar quarter for each year until the completion and occupancy of all 561 units of Replacement Housing. Such reports must demonstrate compliance with the terms of Article 4, and include the status of notification to and counseling of Residents, the number of relocated Residents including the housing relocation options selected, financial assistance and other relocation assistance provided by SHA, the number and outcome of resident appeals, and other information required by HSD and OH. SHA shall include in the reports, information on the number of residents evicted during the prior quarter from Public Housing units located within the MCP-YT zone, from Replacement Housing units, or from units to which residents were relocated due to redevelopment, and the reasons for the evictions.

2. Efforts to foster community cohesion and provide ongoing voice for low-income residents

To address concerns of residents regarding loss of community cohesion and providing an ongoing voice for low-income residents, Council member Harrell proposes the following amendment:

Add language in Article 12 of the Cooperative Agreement, page 26, to read as follows:

12. COMMUNITY ENGAGEMENT AND OVERSIGHT

Ongoing engagement of all residents in the Yesler Terrace Redevelopment Area is critical during redevelopment. SHA will use the following forums that currently exist to solicit resident preferences, ideas and suggestions:

- Yesler Terrace Citizen Review Committee (includes 6 resident leaders and 5 alternates)
- Yesler Terrace Community Council (a resident-governed body)
- The Parent Empowerment for Education Results (PEER) group (focused on education advocacy for Public Housing residents)
- Asian Elders Monthly gathering

In addition, SHA will continue to regularly attend meetings of the Yesler Terrace Community Council, the PEER group and the Asian Elders to facilitate resident engagement on the issues of greatest interest to their respective groups. These issues will include: housing amenities, open space/pedestrian pathway design, social service needs, methods for fostering community cohesion, means for providing an effective voice for low-income residents, and provision of community-desired services, which may include a grocery store or other services, in new, on-site commercial or retail space.