2013

2013 ANNUAL IMPLEMENTATION REPORT FOR THE YESLER TERRACE REDEVELOPMENT PROJECT

This report documents the activities and milestones accomplished in 2013 to achieve housing production goals, enhance educational and employment opportunities for people, and build amenities that foster a healthy and active neighborhood for Yesler Terrace.

Executive Summary

In 2006, Seattle Housing Authority (SHA) embarked on a planning process to replace Yesler Terrace's aging public housing buildings with a new mixed-income community where people from a cross-spectrum of society can come together to enjoy cultural diversity and quality housing with nearby amenities.

In 2012, the Yesler Terrace Redevelopment project achieved several key milestones to implement the vision of a new Yesler Terrace community. In December 2012, the U.S. Dept. of Housing and Urban Development granted $19.7 million from its Choice Neighborhoods Initiative to SHA. This funding leverages both public and private sources, including an additional $10.3 million received from the Choice Neighborhoods program and $750,000 received from the JPMorgan Chase Foundation. On September 4, 2012, the Seattle City Council unanimously adopted an extensive legislative package necessary to implement the redevelopment of Yesler Terrace. The Cooperative Agreement between the City of Seattle and SHA commits up to $10.92 million of City funding to the development of housing and parks.

The commitment of funding for the redevelopment and the extensive planning allowed SHA to move forward in 2013 with design, construction, and implementation of key activities all geared towards building a new Yesler Terrace that is Healthy, Livable, Affordable, Viable, and Green in all facets of development.

This report documents the extensive work completed in 2013 to reach future housing production targets, meet education and economic opportunity goals, and provide new neighborhood services and amenities. Highlights of major accomplishments include the following:

- During the summer 2013, over 140 Yesler children and youth participated in academic enrichment activities led by ten organizations.
- Fifty Yesler and adjacent neighborhood families with toddlers participated in the pre-literacy Parent Child Home Visit Program implemented by Neighborhood House.
- College Success Foundation provided academic mentoring and college preparation services to 101 Yesler youth during 2013.
- In 2013, 121 residents participated in Case Management services provided by SHA Economic Opportunities Specialists.
- Twenty-nine Yesler residents obtained employment with the assistance of SHA Economic Opportunities Specialists.
- In September 2013 with the beginning of the new school year, Neighborcare Health opened the new Bailey Gatzert School-Based Health Center offering physical and mental health care for the students. Any student enrolled at Bailey Gatzert Elementary can be seen by the Neighborcare providers by having a parent or guardian complete and sign the registration forms. Services include evaluation and treatment of common health problems; well-child check-ups and

physicals; preventive health care; oral health services; immunizations; individual and group therapy; family coordination to establish health care home; insurance eligibility and enrollment assistance; crisis intervention; community and school-based referrals; and health promotion and health education. In addition, services address depression, stress, relationships, grief and loss, trauma recovery, problem solving, and goal setting, among others.

- After receiving 18-months' advance notice to move in July 2012, nearly 95 percent of the 135 households in Phase II moved before the end of the year 2013. Everyone whose first preference was to stay on-site at Yesler Terrace was accommodated, and no evictions or legal proceedings were initiated due to relocation.
- Construction of 103 new affordable apartments at 1105 East Fir began.
- The renovation of the Baldwin Apartments began, which includes 15 one-bedroom apartments.
- The adaptive reuse/renovation of the Yesler Steam Plant into the Epstein Opportunity Center began.
- Community members provided valuable input on the design of the 83-apartment building to be located at 820 Yesler Way.
- Community members participated in several meetings with the artist hired for the 10th Avenue S. Hillclimb to provide input on the permanent glass mosaics to be installed all along the Hillclimb.
- The new Community Workforce Agreement to provide opportunities for minority and women-owned businesses and provide jobs for low-income construction laborers was initiated in the Steam Plant and Baldwin Apartment rehabilitations.
- The City of Seattle completed First Hill Streetcar tracks and pedestrian and bicycle improvements along Yesler Way and Broadway.
- Preliminary plat was approved by Hearing Examiner.
- Little Saigon Landmark Project feasibility study was initiated to examine the potential for developing a mixed-use building that includes housing, a southeast Asian style night market, restaurant, cultural center, and other program elements with the Friends of Little Saigon.

The Guiding Principles

Social Equity - *Meeting essential needs and improving the quality of life through access to employment, education, medical care, social services, nutritious food and quality affordable housing*

Economic Opportunity - *Fostering access to jobs, transportation, community services and safe low-income affordable housing and financial tools.*

Environmental Stewardship and Sustainability - *Integrating sustainable design and implementing equitable environmental and economic practices while preserving housing affordability.*

One-for-One Replacement Housing - *Replace or exceed the current number of very-low-income and low-income housing units at Yesler Terrace that serve public-housing-eligible residents and provide choice, options, site integration and affordability in a dense and culturally and economically diverse community.*

Investing in People, Neighborhood, and Housing

Throughout the planning process for the Yesler Terrace Redevelopment, SHA engaged residents and community partners through the Citizen Review Committee (CRC). The CRC is made up of diverse participants representing both the immediate neighborhood and stakeholders throughout the city. Resident members were selected by the Yesler Terrace Community Council. Membership categories on the committee include residents, affordable housing and smart growth/sustainability advocates, city agencies and service providers. The Committee defined the core values and goals that guide the Yesler Terrace Redevelopment project. In 2007, Seattle Housing's Board of Commissioners adopted these Guiding Principles, which include social equity, economic opportunity, environmental stewardship and sustainability, and one-for-one replacement housing. The Guiding Principles will be enacted through investments in housing choice, neighborhood amenities, and opportunities for current and future residents. As the Yesler Terrace Redevelopment moves from planning into the implementation phase, the CRC has divided into three subcommittees to provide feedback on the three major areas of investment: People, Neighborhood, and Housing.

This report documents the key milestones and program goals achieved in 2013 and the commitment to the Guiding Principles for the Yesler Terrace Redevelopment. A map of the Yesler Terrace Redevelopment Area and plans for Phase I and II are provided in Appendix A. Please refer to Appendix B for a summary of the status of current public housing units and annual housing production targets through year 2016.

People

Strengthening partnerships to provide complementary social, educational, and health services

- In support of community partnerships, SHA executed three Choice Neighborhoods grant-funded contracts with Seattle University, Neighborhood House, and College Success Foundation to provide educational services to Yesler youth.
- Seattle University, in partnership with four non-profit organizations engaged over 180 children from Bailey Gatzert Elementary School in a comprehensive after-school program four days a week.
- During the summer 2013, over 140 Yesler children and youth participated in academic enrichment activities led by ten organizations.
- The Data Analyst for Seattle University continues to work with Bailey Gatzert Elementary School leadership to develop a data system to identify student needs and match children to interventions, such as expanded learning opportunities.
- In the late fall 2013, the Gates Foundation awarded SHA $30,000 to support half of the salary and benefits costs of the Data Analyst for Seattle University in 2014. Progress has been made in the composition of a partner data sharing agreement for use with each partner and the Efforts to Outcomes database. This agreement will allow each organization to share data within the database per each family's permission in order to track the student's educational progress.
- Yesler youth in elementary grades have increased their academic performance on the math state standardized test, especially for third, fourth, and seventh graders from passing rate of 39 percent in 2011-2012 to 54 percent in 2012-2013 for third graders, from 43 percent in 2011-2012 to 53 percent in 2012-2013 for fourth graders; and from 33 percent in 2011-2012 to 48 percent in 2012-2013 for seventh graders. Reading scores also increased for seventh graders from 39 percent in 2011-2012 to 65 percent in 2012-2013. Average school attendance rates also increased during the 2012-2013 school year.
- Fifty Yesler and adjacent neighborhood families with toddlers participated in the pre-literacy Parent Child Home Visit Program implemented by Neighborhood House.
- College Success Foundation provided academic mentoring and college preparation services to 101 Yesler youth during 2013.
- The Yesler Education Engagement Specialist developed education plans for 50 Yesler youth in collaboration with their guardians/parents. The Specialist has been working with students to connect them to services that support them in attaining their goals; she also works closely with all the Choice partners in areas of tutoring, after school educational enrichment programs and story time for young children with the Seattle Library. Story time started this past summer at the Parks Center once a week. About 20 pre-school children attend weekly along with several parents.
- The partnership with Neighborcare Health was formed in order to enroll Yesler adults in expanded Medicaid program under the Affordable Care Act.
- Neighborcare Health received Seattle Family and Education Levy funding to open a school-based health clinic at Bailey Gatzert Elementary School. The clinic opened in the fall 2013.

- SHA started the rehabilitation of the Yesler Steam Plant into the Epstein Opportunity Center. By mid-2014, the Steam Plant will house Neighborhood House's Head Start program, Catholic Community Service's Youth Tutoring program, SHA's Economic Opportunity Office, and community meeting spaces.

Supporting the creation of living wage jobs and addressing resident barriers to employment

- In 2013, 121 residents participated in Case Management services provided by the SHA Economic Opportunities Specialists.
- Twenty-nine Yesler residents obtained employment with the assistance of SHA Economic Opportunities Specialists.
- There were 37 Section 3 employment placements for the Yesler Terrace construction sites.
- A job hiring event for Yesler residents was held in May 2013, in partnership with Seattle University, resulting in two hires of Yesler residents by Seattle University. In August 2013, Harborview Medical Center interviewed eight residents for employment opportunities.
- JP Morgan Chase Foundation awarded SHA a $60,000 grant to contract with the Seattle University Innovation and Entrepreneurship Center to conduct an economic development study for the early phases of the Yesler Terrace redevelopment and to provide technical assistance to existing Yesler resident-owned businesses. Project implementation will be in 2014.

Minimizing impacts of displacement and guaranteeing the right to return for current Yesler Terrace residents.

In fall 2012, all 493 households currently residing in Yesler Terrace received a certificate guaranteeing their "Return Rights" when an appropriate replacement housing unit becomes available.

- SHA completed the Yesler Terrace Redevelopment Relocation Plan that focuses on the first group of households required to relocate in order to build new replacement housing, complete necessary street and infrastructure work, and prepare for the new neighborhood park. Components of the relocation plan were reviewed by the CRC, Yesler Terrace Community Council and the SHABoard of Commissioners. SHA staff also briefed City of Seattle Councilmembers and City staff on the Relocation Plan.
- All 135 households who received 18-month advance notice were relocated to other housing before demolition was scheduled to begin and are stably housed.
- SHA provided the following relocation services:
  - Information provided in the residents' primary language with either written interpretation or the assistance of a professional interpreter.
  - Personalized one-on-one counseling to determine relocation preferences.
  - For families with school-age children: One or more offers of comparable housing during

summer when school was not in session. Also, assistance with transportation arrangements was coordinated through the Seattle School District to allow students to continue attending their original school, if requested.

- Moving, packing and unpacking assistance provided free of charge.
- Additional social services support for households who needed extra help with the process of moving.
- Transportation assistance for residents to view housing options or leasing appointments.
- Housing search assistance and leasing support was provided for residents who relocated using vouchers.
- Financial assistance to reimburse for reasonable moving-related expenses, including transfer charges and any increase in deposits.

- In 2013, 46 households relocated into a vacant unit within Yesler Terrace, and every eligible household who expressed a preference to stay on site was able to do so. Nearly half of the 78 households who relocated off-site chose housing within 2.5 miles of Yesler Terrace, while five relocated to counties surrounding Seattle, and two moved out of state. Thirty households relocated with a Housing Choice Voucher.
- In 2013, SHA property management staff hosted seven community meetings and a total of 361 counseling sessions with residents regarding relocation. Meetings were held in language-based groups, with interpretation in more than nine different languages.
- Seattle Housing made preparations and will continue to plan for relocating families, demolishing old public housing units, and completing the production of replacement housing in phases to minimize disruption to current residents.

Photo Provided by Rekeik Meshesha

Neighborhood

Providing resources to improve economic, cultural and social opportunities that also promote interaction and positive relations with surrounding communities.

- Horiuchi Park P-Patch established a volunteer committee of Fir Hill residents, including Yesler Terrace to continue Horiuchi Park P-Patch planning. Once the P-Patch completes the permitting process, Horiuchi Park P-Patch is planned for completion in spring 2014 and will be a space for residents to garden, interact, and promote positive relationships among neighbors.

Photo provided by Rayshawn Blackwell

- In 2013, information booths at community festivals and door-to-door business outreach were conducted to gather additional input on the design of the 10th Avenue S. Hillclimb. Additionally, an artist hired to create glass mosaics for the Hillclimb met with community members to gather artistic inspiration for the design. This direct pedestrian

route between First Hill, Yesler Terrace, and Little Saigon is expected to improve interactions and connections between adjacent neighborhoods.

- In 2013, utility relocation and tracks were laid for the First Hill Streetcar. Major pedestrian and bicycle improvements were also made along the major intersection of Yesler Way and Broadway. The Streetcar will be operational in mid 2014 and will increase transit options and improve mobility to jobs, education opportunities and services for the Yesler Terrace community.

Construction of the First Hill Streetcar. Photo provided by Nebiyou Abunie.

Ensuring reasonable physical accessibility within Yesler Terrace for all residents and visitors.

- The 10th Avenue S. Hillclimb and Horiuchi Park P-Patch both include designs with ramps and entryways that are accessible per the Americans with Disabilities Act (ADA).
  Design work started on a pedestrian walkway through the block east of the Epstein Opportunity Center from Yesler Way to 9th Avenue. In the future, this pathway will lead to the 10th Avenue S. Hillclimb, maintaining views of Mount Rainier through the neighborhood and an accessible direct pedestrian path through the larger neighborhood.

Using environmentally friendly and sustainable building techniques to produce healthy and quality housing, facilities and amenities.

- The City of Seattle Office of Sustainability and the Environment and selected consultant, Corix, completed the initial screening process of potential district energy options in 2013. Additional studies are required to determine the feasibility of district energy options.
- The new replacement housing buildings at 820 Yesler Way, 1105 E Fir Apartments, and Baldwin Apartments were designed to meet the Enterprise Green Communities Program. The 1105 E Fir building will also meet Evergreen Sustainable Development Standards.
- Building designs and furnishings in the 1105 E Fir Apartments take into account residents who may have respiratory ailments, such as asthma. Most of the units will not have carpet and the building will incorporate a heat-recovery ventilation system to filter incoming ventilation air.
- The Epstein Opportunity Center, formerly the Yesler Steam Plant, will also include a heat-recovery ventilation system to improve the energy efficiency of the building and support building users who may have respiratory issues.

Preserving and promoting small businesses adjacent to Yesler Terrace.

- SHA received $100,000 from the JPMorgan Chase Foundation to support a feasibility study of a mixed-use development project put forward by the Friends of Little Saigon. The proposed development project includes low-income housing, affordable commercial space, and a Vietnamese cultural center. The study launched in 2013 and is continuing through 2014.

- SHA received $60,000 from JPMorgan Chase Foundation to support two areas of economic development:
  First, conduct a study that will review and analyze the feasibility of 10,000 to 15,000 square feet of commercial space in the early phases of the Yesler Terrace redevelopment, which shall include reviewing and making recommendations regarding the following elements:
  - The amount of commercial space for small businesses the market can support at Yesler;
  - The types of small businesses SHA should court;
  - The space size configurations that would be most appropriate; and,
  - The potential uses of the federal Choice Neighborhoods grant funding of $600 thousand dollars. This funding is intended to help create opportunities for affordable retail space within the broader Yesler community.

  Second, provide technical assistance to Yesler Terrace resident owned businesses that are based at Yesler or Yesler Terrace resident businesses that have relocated from Yesler within a three-mile radius of the public housing development. SHA will contract with the Seattle University Innovation and Entrepreneurship Center to undertake both of these initiatives.

Fostering a safe and healthy community.

- In 2013, SHA received a Public Safety Enhancement Grant for $80,000 through the U.S. Department of Housing and Urban Development and Department of Justice to develop a technical assistance plan to examine and enhance safety in the neighborhood. Through a competitive solicitation process, SHA will select a consultant to lead stakeholders in the development of the plan. SHA is also working with the Seattle Police Department on pulling crime data specific to the Yesler neighborhood that will help inform the plan.

HOUSING

- Designing a housing mix to accommodate families, single occupants, the elderly and those with disabilities.
- In 2013, SHA initiated construction on Phase I of replacement housing, which includes the Baldwin Apartments and 1105 East Fir. This first phase of redevelopment will include 118 units total, of which 98 units are replacement housing and 20 units are available to households with incomes up to 60 percent of the Area Median Income. Please see Table 1 below to review the projected housing targets developed in Phase I of redevelopment. Additional information on housing development planned between 2014 and 2016 is available in Appendix B.
- Of the 118 units to be created at the Baldwin Apartments and 1105 East Fir buildings, 15 units will be designed as 100 percent Uniform Federal Accessibility Standards (UFAS) Type A Units to accommodate those with disabilities.

- Phase I housing includes a mix of unit types, including 68 one-bedroom apartments, 37 two-bedroom apartments, seven three-bedroom apartments, and six four-bedroom apartments.
- Seattle Housing initiated the design of Phase II housing in 2013, which includes 820 Yesler Way and 221 10th Avenue S. apartments. The second phase of redevelopment will include 189 apartments, of which 114 are replacement housing and 75 units are available to households with incomes up to 60 percent of Area Median Income.
- Spectrum Development Solutions completed the design of Anthem on 12th Apartments which include 120 units, 30 of which are available to households with incomes up to 80 percent of Area Median Income, also known as "workforce housing".

Include residents in the housing design and development decisions by providing easy access to information and transparent public process.

- In 2013, SHA conducted the following outreach to engage residents in the housing design and provide valuable input:
  - June 18, 2013. Yesler Terrace Community Council. Weber Thompson architects presented color schemes and a variety of interior unit design options for the 820 Yesler Way Apartments. Residents gave input on their preferences through a dot exercise and providing verbal comments either in English or through the help of an interpreter.
  - June 22, 2013. SHA project team members met with approximately ten home daycare providers and presented a variety of interior unit design options. Home daycare providers commented on their preferences and also provided valuable input that will be used to continue to design apartments that meet resident preferences and eligibility requirements for home daycare licensing.
  - Four CRC meetings included the presentation and discussion of housing design.

Drawing from as many existing and new funding sources as possible to meet housing needs of current and future generations living within Yesler Terrace.

- In 2012 and 2013, SHA has received funding awards and commitments from a variety of sources, including the U.S. Department of Housing and Urban Development, City of Seattle, Low Income Housing Tax Credits, and tax-exempt multifamily bonds to build the first new affordable housing buildings. Please see page 13-14 for more detail on the committed funding sources received to date.

Table 1. Projected Housing Targets to be Developed in Phase 1 of the Yesler Terrace Redevelopment Project

Property	Estimated Completion	Affordability Level	# of Units	Total Units
Baldwin Apartments	Q4 2014	Replacement Housing[1]	15	15
1105 East Fir	Q2 2015	Replacement Housing[1]	83	103
		Up to 60 Percent AMI	20	
12th & Yesler Housing[2]	Q3 2015	Up to 80 Percent AMI	30	120
		Market-Rate	90	
			TOTAL UNITS	**238**

1 Replacement Housing will be available to households with incomes up to 30% of the Area Median Income (AMI).

2 These housing units will be developed by Spectrum Development Solutions, a private developer.

An Inclusive Process

Including residents in the housing design and development decisions by providing easy access to information and transparent public process.

Since the project's inception in 2006, SHA continues to meet with various Yesler Terrace constituencies, including residents, community groups, non-profits, neighbors (such as Harborview Medical Center and Seattle University), an interdepartmental City team and countless individual meetings with community leaders. In 2013, Seattle Housing and project partners briefed and sought community input at the meetings listed below regarding Yesler Terrace redevelopment efforts.

Citizen Review Committee (CRC)

In 2013, the CRC met on the dates listed below to discuss redevelopment plans and gather input on the various project elements in design or in planning and implementation. These meetings are open to the public, materials are translated, and interpretation is provided in seven different languages.

- January 8, 2013. Neighborhood Sub-Committee (14 CRC Members, SHA staff, and guests attended).
- January 14, 2013. Housing Sub-Committee (14 CRC Members, SHA staff, and guests attended).
- January 30, 2013. (Approximately 62 CRC Members, SHA staff, and members of the public attended).
- May 17, 2013. Housing Sub-Committee (six CRC Members, SHA staff, and guests attended).
- May 22, 2013. Neighborhood Sub-Committee (11 CRC Members, SHA staff, and guests attended).
- May 26, 2013. People Sub-Committee (11 CRC Members, SHA staff, and guests attended).
- August 14, 2013. (Approximately 92 CRC Members, SHA staff, and members of the public attended).
- December 4, 2013. Neighborhood Sub-Committee (11 CRC Members, SHA staff, and guests attended).

Yesler Terrace Community Council

The Yesler Terrace Community Council is facilitated, led, and attended by Yesler Terrace residents to discuss resident issues. Throughout the year, Seattle Housing Authority and partners briefed residents at the following meetings listed below regarding Yesler Terrace Redevelopment. Interpretation is provided in six different languages.

- February 19, 2013. Presentation and discussion of design and construction plans for Baldwin Apartments (49 attendees).
- March 19, 2013. Presentation and discussion of design plans for the building at 820 Yesler Way Phase IIA (43 attendees).

- May 21, 2013. Introduction of Parks staff who will work on parks planning (35 attendees).
- September 17, 2013. Update on relocation process and current status (45 attendees).
- October 15, 2013. Update on relocation process and current status (26 attendees).
- November 19, 2013. Update on current relocation process and plans for future Phase III and meet the Yesler Hillclimb artist and share ideas (40 attendees).

Horiuchi Park P-Patch Community Workshops

In 2013, the City of Seattle's P-Patch Program and community partners coordinated two community workshops to generate ideas, preferences, and priorities for a preferred design concept for a P-Patch at Horiuchi Park. Interpretation was provided for Vietnamese and Oromo speaking attendees. The meetings were held on the following dates:

- June 8, 2013 (nine attendees).
- June 22, 2013 (13 attendees).

Meetings Regarding Relocation of Residents

In addition to one-on-one appointments with each household, SHA staff held public meetings at Yesler Terrace to provide information and address resident concerns regarding relocation. Interpreters were available in Oromo, Somali, Mandarin, Cantonese, Vietnamese, Khmer, Amharic, Tigrinya, and Spanish. The meetings were held on the following dates:

- February 6, 2013. Meeting about early relocation /tour of SHA communities (approximately 20 attendees).
- February 27, 2013. Relocation update at the monthly Vietnamese Tea Time (19 attendees).
- March 14, 2013. Relocation information meeting (nine attendees).
- March 27, 2013. Van tour of SHA communities (seven attendees).
- April 2, 2013. Meeting with Yesler Terrace Child Care business owners about relocation (approximately 15 attendees).
- April 26, 2013. Van tour of SHA communities (five attendees).
- June 10, 2013. Relocation Voucher information meeting (13attendees).
- June 17, 2013. Relocation Voucher information meeting (14 attendees).
- June 22, 2013. Relocation Voucher information meeting (20 attendees).
- June 24, 2013. Relocation Voucher information meeting (12 attendees).
- August 21, 2013. Relocation Information with Seattle School District (seven attendees).

Funding the Yesler Terrace Redevelopment Project

The Yesler Terrace Redevelopment Project has successfully leveraged public and private funding. To date, funds have been committed from the following sources to support the many facets of Yesler Terrace Redevelopment:

2011

- HUD Choice Neighborhoods Initiative - $10.27 million.
- HUD Community Facilities Capital Fund (CFCF) - $3.1 million.

2012

- HUD Choice Neighborhoods Initiative - $19.73 million.
- JPMorgan Chase Foundation- $750,000.
- Seattle Foundation - $25,000.
- Bill and Melinda Gates Foundation - $120,623.
- City of Seattle, Parks and Green Spaces Levy - $3 million.
- City of Seattle, Community Development Block Grant - $1,045,000.
- City of Seattle, Other City Housing Funds - $6,575,000.
- City of Seattle, HomeWise Program - up to $300,000.

2013

- HUD Public Safety Enhancement Grant - $80,000.
- JPMorgan Chase Foundation - $60,000.
- Gates Foundation - $30,000.
- Low Income Housing Tax Credit Equity - $11,968,000.

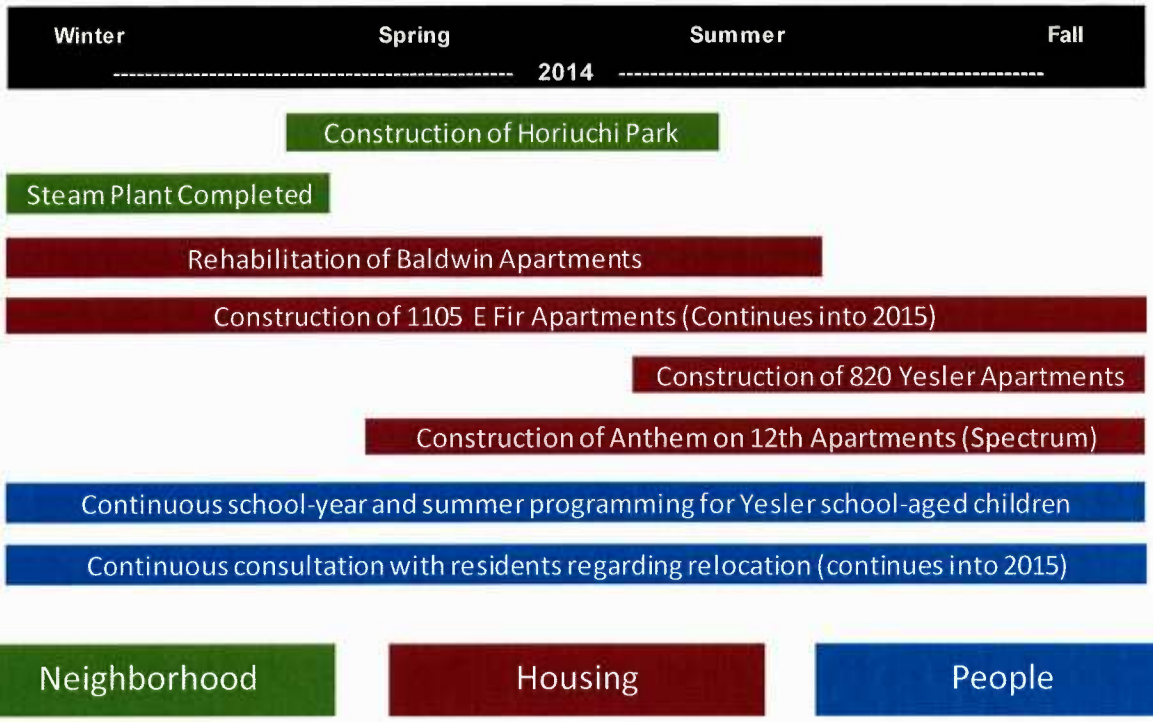
Next Steps for 2014

In 2014, the first new facilities will open for use by Yesler Terrace Residents. The Epstein Opportunity Center will open in April and the Baldwin Apartments will begin housing residents in August. Construction will continue on 1105 East Fir. Construction will begin on the next replacement housing building and the first market-rate/workforce housing building. Demolition of existing structures in the area of the neighborhood park and future housing will start in May with major infrastructure work to follow. In January, 2014, the residents living in the area covered by Phase III will receive their 18-month advance notice that they will have to relocate before July 15, 2015. Relocation services will be provided throughout the year.

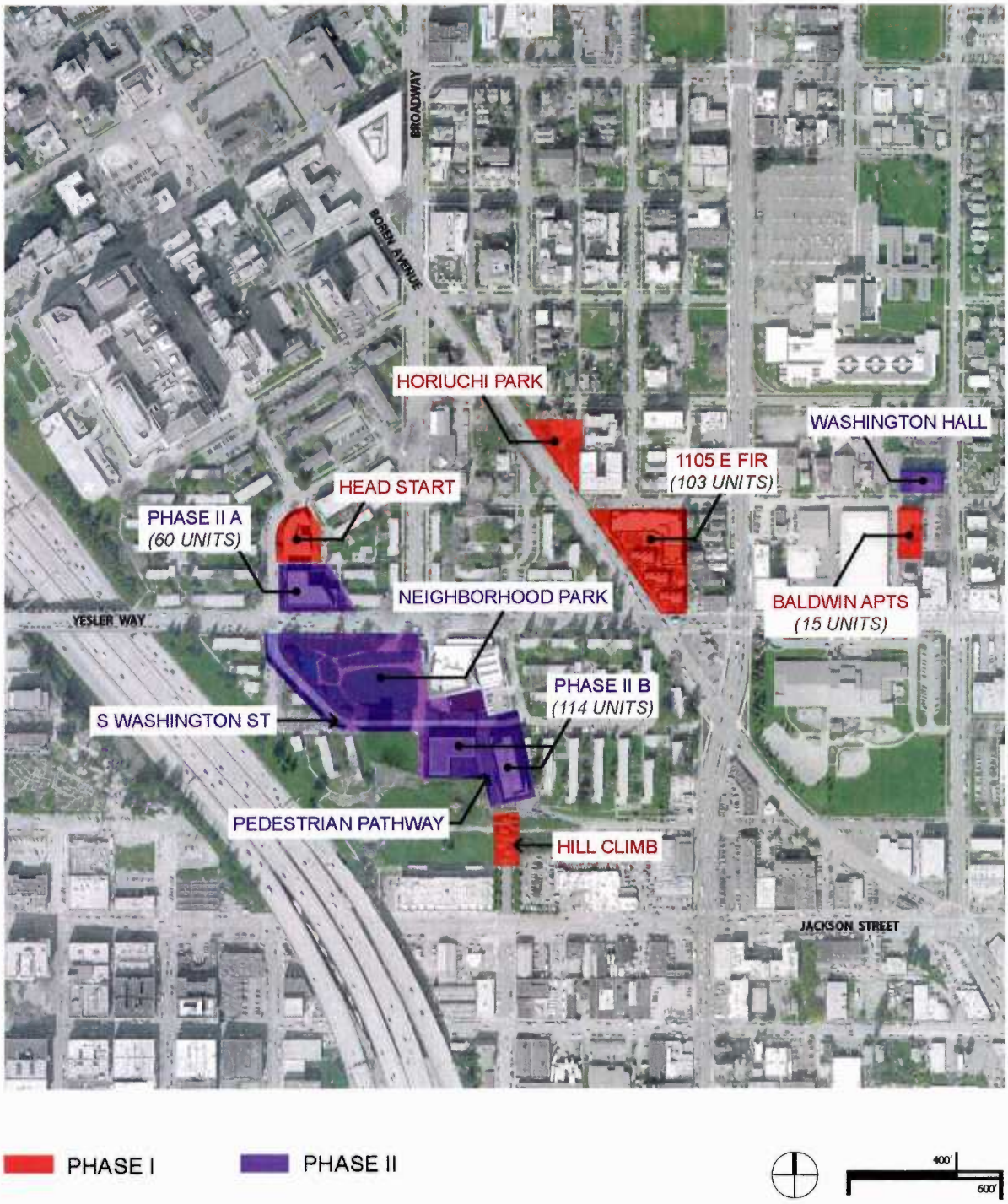
In addition to ongoing education, health and employment activities, we are planning the following for 2014:

- Spring career fair in partnership with neighborhood employers Harborview, Swedish, Seattle Central College and Seattle University.
- A new initiative for Yesler teens taking Science, Technology, Engineering and Math (STEM) taught by taught by College Success Foundation in the summer so these students can be placed into summer jobs with the employer partners. Jobs will relate to the STEM classroom training.
- Development of a public safety plan for the Yelsler neighborhood that will be funded by a Department of Justice grant.
- On-site job placement services at Yesler offered by Workforce Development Council through a new contract funded with Choice Neighborhoods grant.

2014 Project Activities



Appendix A


BROADWAY
BOREN AVENUE
HORIUCHI PARK
WASHINGTON HALL
1105 E FIR
(103 UNITS)
HEAD START
PHASE II A
(60 UNITS)
BALDWIN APTS
(15 UNITS)
YESLER WAY
NEIGHBORHOOD PARK
PHASE II B
(114 UNITS)
S WASHINGTON ST
PEDESTRIAN PATHWAY
HILL CLIMB
JACKSON STREET
PHASE I
PHASE II
400'
600'

CHOICE NEIGHBORHOODS INITIATIVE 2012
CONCEPTUAL SITE PLAN

Appendix B - Housing Production

Status of Existing Public Housing Units

All 561 existing units of housing at Yesler Terrace that are affordable to households of extremely low-income will eventually be replaced through the course of redevelopment. SHA will maintain at least 281 units of public housing on-site and available at all times during the project.

Below is a table accounting for the status of the existing public housing units at the end of 2013. The vacant units include 40 units demolished to build 1105 East Fir Apartments. These 40 units were not occupied by public housing residents, but were leased to a non-profit organization for their transitional housing program, which relocated in 2012. Please note four distressed units have been taken out of service and are not habitable. In 2013, one household was evicted due to failure to pay rent.

Table 1. Status of Existing Public Housing Units

Public Housing Units	end2013
Units in service	382
Demolished	40
Vacant	139
Taken out of service	4
New replacement units in service	0
Total	561

Annual Housing Production Targets

In 2013, SHA started the renovation of the Baldwin Apartments and construction of 1105 East Fir apartments. These two buildings will begin construction in the second quarter of 2013. Please note that the Baldwin Apartments and 1105 East Fir buildings are located outside of the Master Planned Community-Yesler Terrace zone as established in Exhibit A to the Department of Planning and Development (DPD) Yesler Agreement Ordinance. The IIA and IIB buildings and workforce/ market-rate building developed by Spectrum Development Solutions are currently in design phase.

Table 2. Current Development Status of Housing

			Number of New Units in Development or In Service			Total Units
Building	**Block**	**Type**	*Architecture & Engineering*	*Construction*	*In-Service*	
Baldwin Apartments	10	Replacement		15		15
		60% AMI *				
1105 E Fir	9	Replacement		83		103
		60% AMI*		20		
2A Building	2	Replacement	50			73
		60% AMI*	23			
2B Building	6	Replacement	64			106
		60% AMI*	42			
12th & Yesler Housing	4	80% AMI	30			120
		Market Rate	90			
Total Units			**412**			**412**

* These units will be available to households earning up to 60 percent of the Area Median Income (AMI).

SHA will develop 292 units by 2016 that include a variety of affordability types. Spectrum Development Solutions will create 120 new units, 30 of which will be available to households with incomes up to 80 percent of the Area Median Income.

Table 3. Proposed Annual Production Targets

		Proposed Date of Completion				
		Phase I		Phase II		
Unit Type	**Affordability**	2013	2014	2015	2016	**Total Units**
Project-Based Housing Choice Voucher Unit	0-30% MI		98	50	64	**212**
Affordable Rental Housing	60% MI		20	23	42	**85**
Affordable Rental Housing	80% MI			30		**30**
Market Rate Rental	Above 80% MI			90		**90**
Total new units to be available for lease-up			**118**	**197**	**97**	**412**

MI = Median Income

SHA will deliver housing units that meet the needs of different household sizes. Table 4 shows the unit types to be created in Phase I.

Table 4. Projected New Housing Units by Bedroom and Affordability for Phase 1

Building	New Units								Total Units
Bedroom Sizes	*1*		*2*		*3*		*4*		
Affordability	*R*	*60%*	*R*	*60%*	*R*	*60%*	*R*	*60%*	
Baldwin Apartments	15								15
1105 E Fir	39	14	35	2	5	2	4	2	103
Total Units	54	14	35	2	5	2	4	2	118

R = Replacement Housing

SHA will work closely with development partners to create a mixed-income community throughout the site. Table 5 highlights the location of replacement housing to be created in Phase I and II by block number.

Table 5. Projected New Replacement Housing Units by Block for Phase 1 & 2

	Block Number										
Building	**1**	**2**	**3**	**4**	**5A**	**5B**	**6**	**7**	**8**	**9**	**10**
Baldwin Apartments											15
1105 E Fir										83	
2A Building		50									
2B Building							64				
Total Units by Block	0	77	0	0	0	0	97	0	0	83	15

* Per the Cooperative Agreement, no more than 140 of the Replacement Housing units shall be located east of Boren Avenue (Block 9 and 10).

The remaining Replacement Housing shall be distributed with a minimum of 50 Replacement Housing units located in at least 5 of the 8 blocks of the MPC-YT Zone

Map of Yesler Terrace by Block Number

Appendix C - Yesler Terrace Phase II Relocation Summary

Overview

- July 2012. 18-month notice to residents to plan and relocate.
- 139 total units where 135 of the units were occupied; four vacant.
- Each household received a packet of information, translated into seven languages, detailing legal rights during relocation, availability of one-on-one counseling, and details of moving assistance.
- All residents received a certificate honoring the Right to Return to Yesler Terrace when new housing is available.

Outcomes

- All households in Phase II have now successfully relocated to new housing (127 relocated, eight 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.
  - Forty-eight households chose to remain on-site at another vacant unit at Yesler Terrace (with the understanding they will have to move again later).
  - Seventy-nine 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. Thirty were used in Phase II.

Support for Families with School-Age Children

- Thirty families with children in school - all offered relocation options during the summer to allow the choice of moving during vacation thereby minimizing 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 children's same school.
- Limited disruption at nearby Bailey Gatzert Elementary; only three of 20 students who attended Bailey Gatzert changed schools because of relocation.

Childcare Businesses

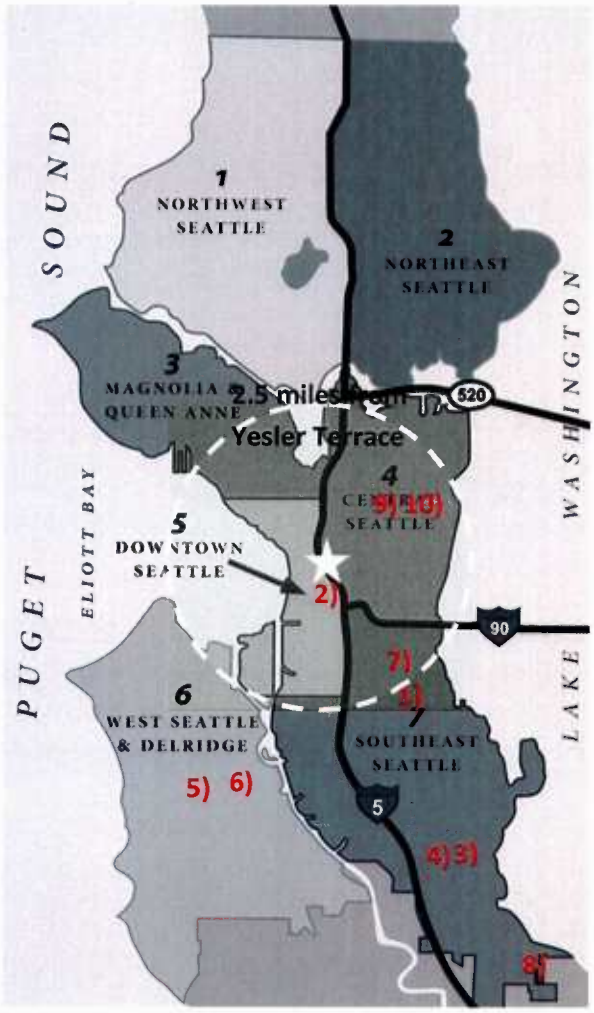
- Nine households with in-home childcare businesses in Phase II.
  - Two decided to stay on-site at Yesler Terrace to continue their businesses.
  - Seven chose to relocate off-site and received relocation payments (between $1,200 and $19,975 to offset the financial impact of moving their businesses).
  - Most continued to operate their businesses at their new homes.

Comprehensive Site Security

- Safety and security was integrated throughout the relocation process.
  - Evening and Night Security. Supplemental security guard foot patrols (six hours a day, seven days/week).

- On-site CPT Police Officer. To address personal and community safety concerns. Resident parking lots monitored to deter unwelcome activities (six hours a day, M-F).
- Block Watch. Supported by staff check-ins with residents, knock-and-talks by CPT.
- 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).

Attachment D - Yesler Phase II Relocation Summary



<u>139 Total Housing Units in Phase 2</u>

- **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**

<u>Most popular SHA communities chosen by households from Yesler Terrace</u>

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

<u>Voucher utilization by 30 relocated households from Yesler Terrace</u>

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