

Yesler Terrace Redevelopment: 2nd Cooperative Agreement Amendment

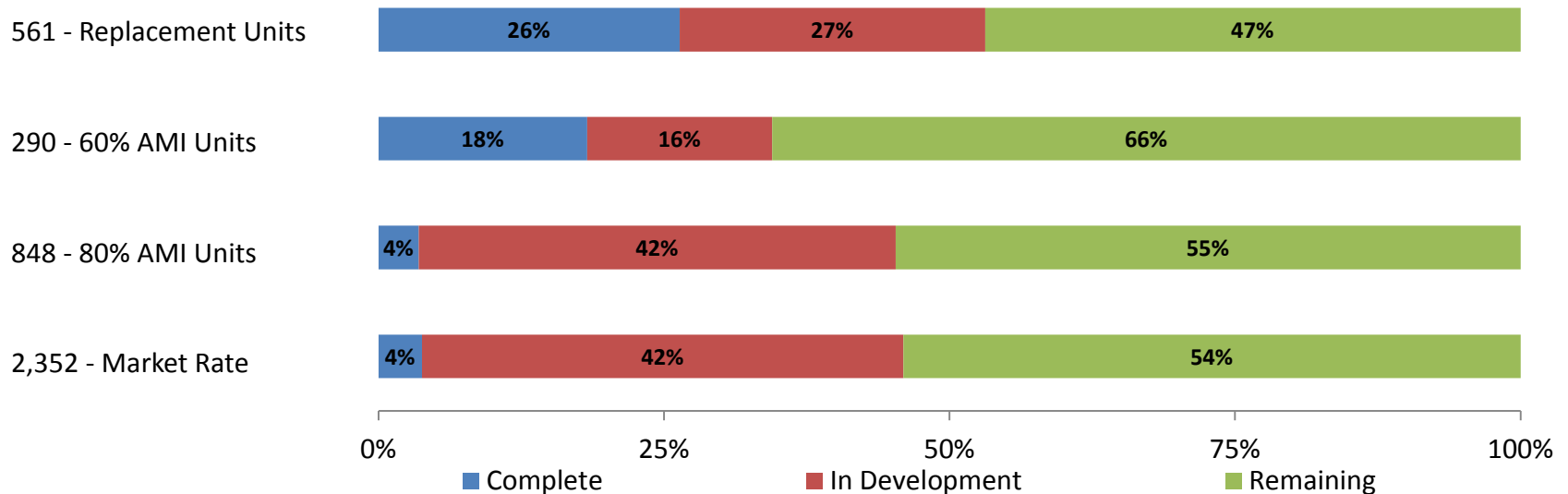


Background

- 2012 - City Council unanimously approved Yesler Terrace legislative package, including Cooperative Agreement
- Agreement includes:
 - Commitments for affordable housing, community benefits, and funding for initial two development phases
- First Amendment corrected timing and location of initial funding

Significant Progress To-Date

- ✓ More than 50% (298 units) of replacement housing complete or under construction
- ✓ 100 units of 60% AMI housing complete
- ✓ > 1,000 units of market rate housing and ~380 units of 80% housing complete or in development
- ✓ Roads, parks, and utilities substantially complete or in progress



Right to Return

All 493 Original Households residing at Yesler Terrace in July 2012 were granted the Right to Return



Declaration of Return Rights to Yesler Terrace

Granted on this day, July 2, 2012, the Seattle Housing Authority hereby declares this household eligible for return to the redeveloped Yesler Terrace.

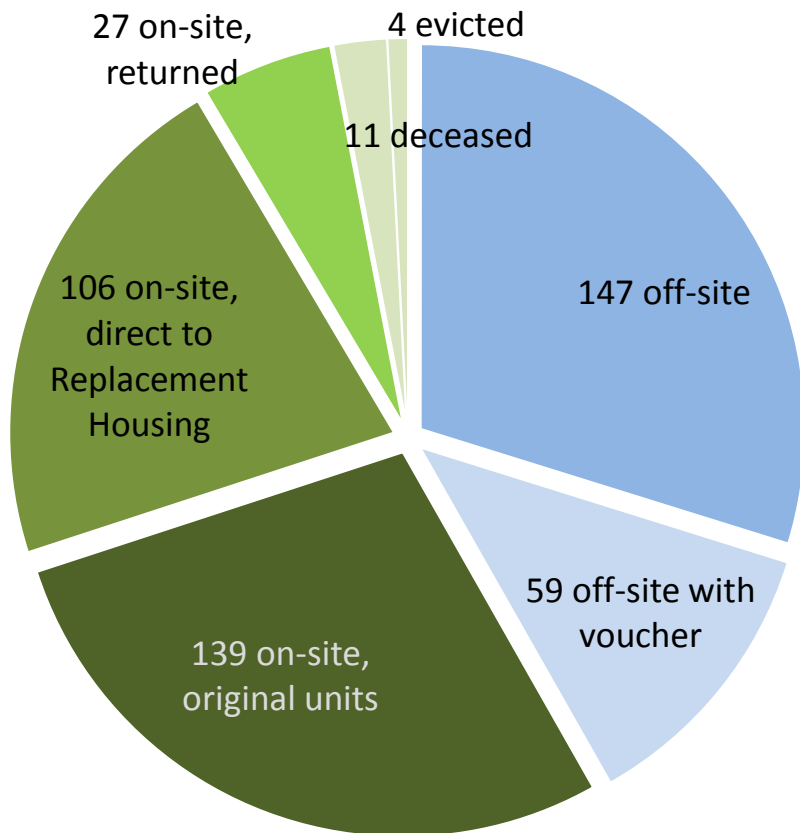
- This right means a comparable unit at the redeveloped Yesler Terrace will be offered to your household. It will match the bedroom size your household is eligible for at the time of move-back.
- The right is retained as long as the household is not evicted or terminated from housing assistance.
- The right is transferable only through an approved change in the head of household.
- The Seattle Housing Authority will impose no additional eligibility requirements on top of the household's federal eligibility for housing assistance at the time of move-back.



- Those who relocated off-site have first priority for new units built at Yesler
- Every household living off-site is invited to return when new housing is completed
- Moving costs paid by SHA
- Rents calculated same way as in old Yesler Terrace

Relocation Status

Where are the 493 Original Households residing at Yesler Terrace now?
 The majority of Original Households are still living at Yesler Terrace now (55%.)



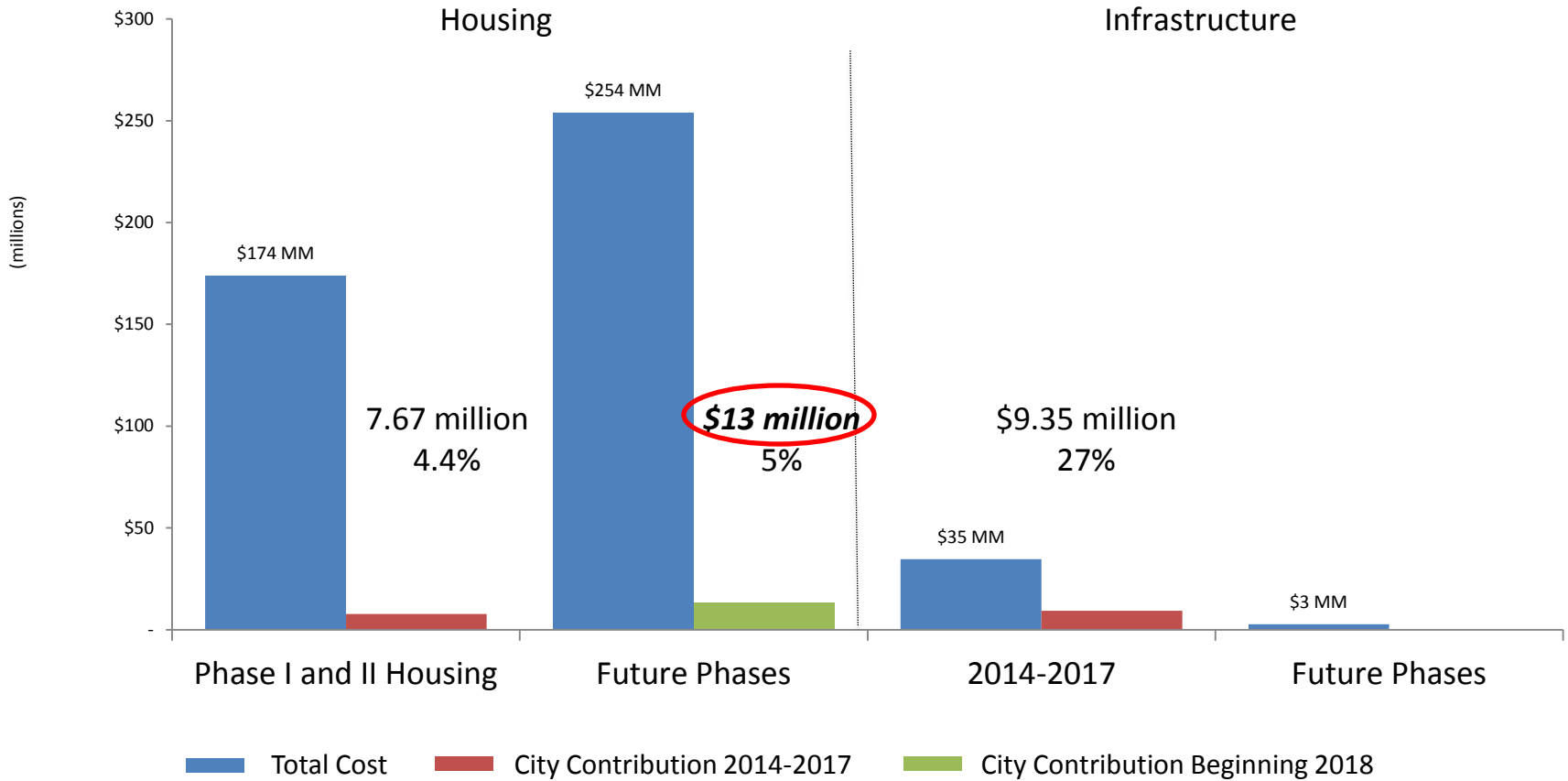
147	Those living off-site, decided not to return yet
59	Those using a voucher off-site, decided not to return yet
139	Those on-site, still in original units
106	Those on-site, relocated directly to Replacement Housing
27	Those returned after living off-site, including 6 who used voucher
11	Those who passed away while at Yesler
4	Those evicted from Yesler for lease compliance issues
493	total cohort

Funding

- \$13 million in housing funding will
 - ✓ Support three out of four remaining Yesler projects
 - ✓ Produce 450 units of affordable housing
 - 263 units at 30% AMI
 - up to 190 units at 60% AMI
- One project expected to be built by a non-profit partner
- Funding will leverage more than \$200 million in other sources

Funding

City Commitment to Yesler Development Costs

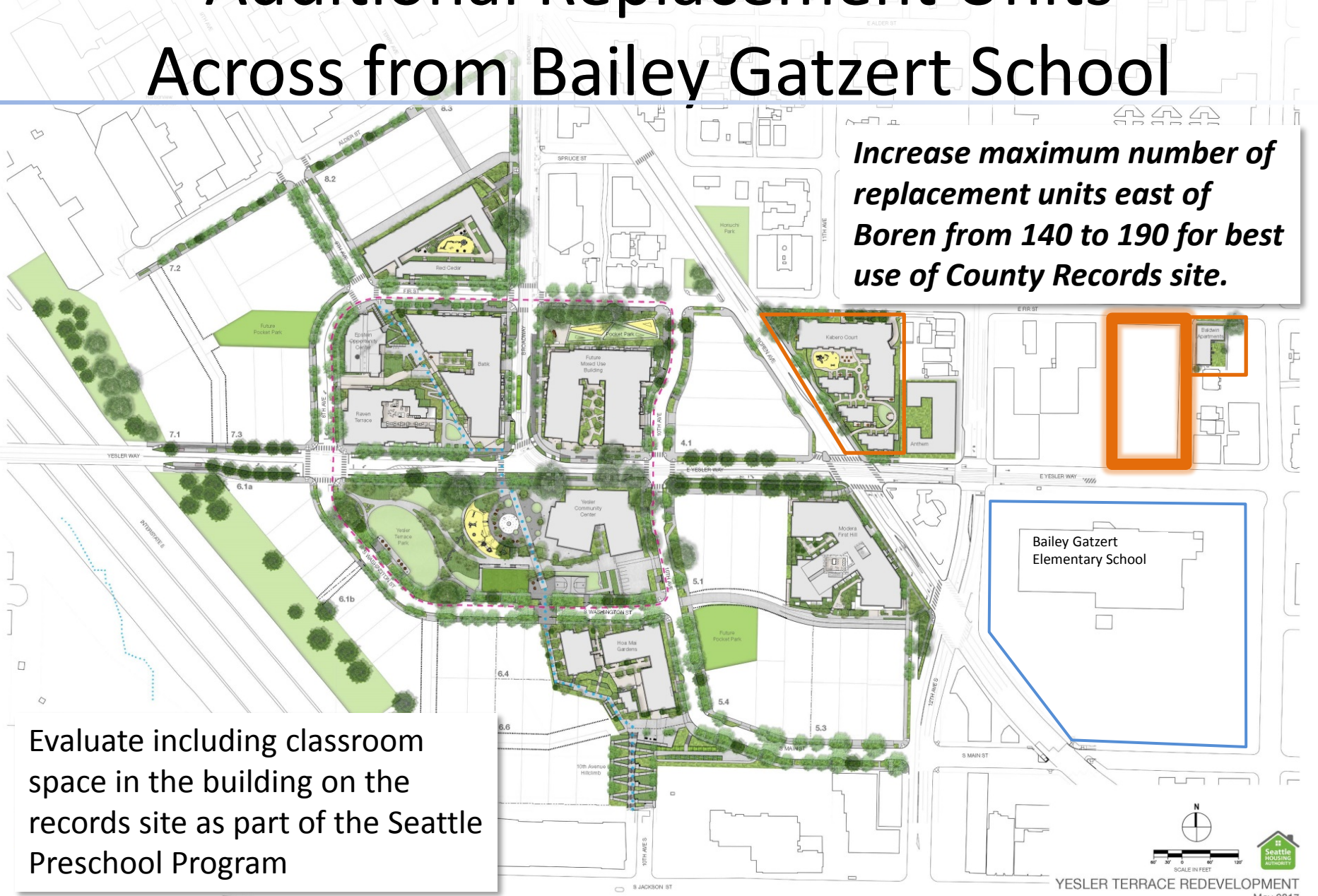
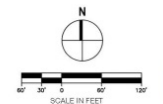


Additional Replacement Units Across from Bailey Gatzert School

Increase maximum number of replacement units east of Boren from 140 to 190 for best use of County Records site.

Evaluate including classroom space in the building on the records site as part of the Seattle Preschool Program

Bailey Gatzert
Elementary School



Relocation and Replacement Housing

- At the end of the Yesler Redevelopment, ***allow returning residents to be added to a waitlist.***
- ***Allow residents above 30% AMI in other public housing units to transfer into Yesler replacement housing to address specific needs.*** The unit vacated will be made available to a household at under 30% AMI.



P-Patch Community Garden Location

Commitment to provide one acre of P-Patch Community Garden

Allow up to 7,000 (16%) of community garden space in the WSDOT right-of-way to meet this commitment

Develop MOU focused on SHA and DON responsibilities in achieving 1 acre gardening target

