

Cooperative Agreement Amendment 13th & Fir Family Housing Council Finance and Housing Committee

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City of Seattle

Project Background

The existing agreement between the City of Seattle and SHA authorizes the City to contribute up to \$13M for housing development as part of Phase III redevelopment. An amendment will allow the City to increase its contribution of funding for affordable housing.

Due to the pandemic, supply chain issues and increased costs of labor and materials during this period, additional funding is needed to complete a critical redevelopment project: 13th & Fir Family Housing.



Cooperative Agreement Amendment

- **Redevelopment of Yesler Terrace**
 - Vision includes affordable housing developed by community-based nonprofits and development agencies.
 - 13th & Fir Family Housing is a critical component of the redevelopment, creating 92 of the 561 replacement units.
- **Pandemic: supply chain, other labor and material cost increases**
 - Additional resources needed for unforeseen construction conditions
 - Sponsors secured a \$1.3 million grant from Washington State Department of Commerce which must be passed through the City
- **Authorization for City to increase funding**
 - Office of Housing has reserved an additional \$2 million for the project
 - Amendment authorization needed for adding State grant funds and City funding to complete project under terms of the Cooperative Agreement



13th & Fir Family Housing

115 13th Avenue | Central Area (Little Saigon, Yesler, Central District)



Yesler Terrace

● 13th & Fir Family Housing



13th & Fir Family Housing

- 156-unit family affordable project in partnership with SCIDpda, Community Roots Housing, Seattle Housing Authority, and Seattle Office of Housing
- 92 replacement public housing units
- 25 3-bedroom units
- 7 4-bedroom units
- 8,000 square foot early education center run by Denise Louie Education Center
- Construction began May 2021



Proposed Council Action

Adopt Ordinance authorizing the Mayor to execute an Amendment to the Yesler Terrace Cooperative Agreement with the Seattle Housing Authority; authorizing Office of Housing Director to implement the Agreement.

The amendment allows:

Additional City Contribution. In addition to any City contributions previously authorized in the Cooperative Agreement, the City may contribute up to an additional \$3,348,429 to the 13th & Fir Family Housing Project (\$2 million additional City funding, \$1.3 million of passthrough grants from State).

