

# Seattle Housing Authority

Acquisition, Preservation and Expansion of Affordable Housing

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**Yesler Redevelopment**

**Acquisition and Preservation**

**Northgate Commons**



January 2021

# Yesler Update



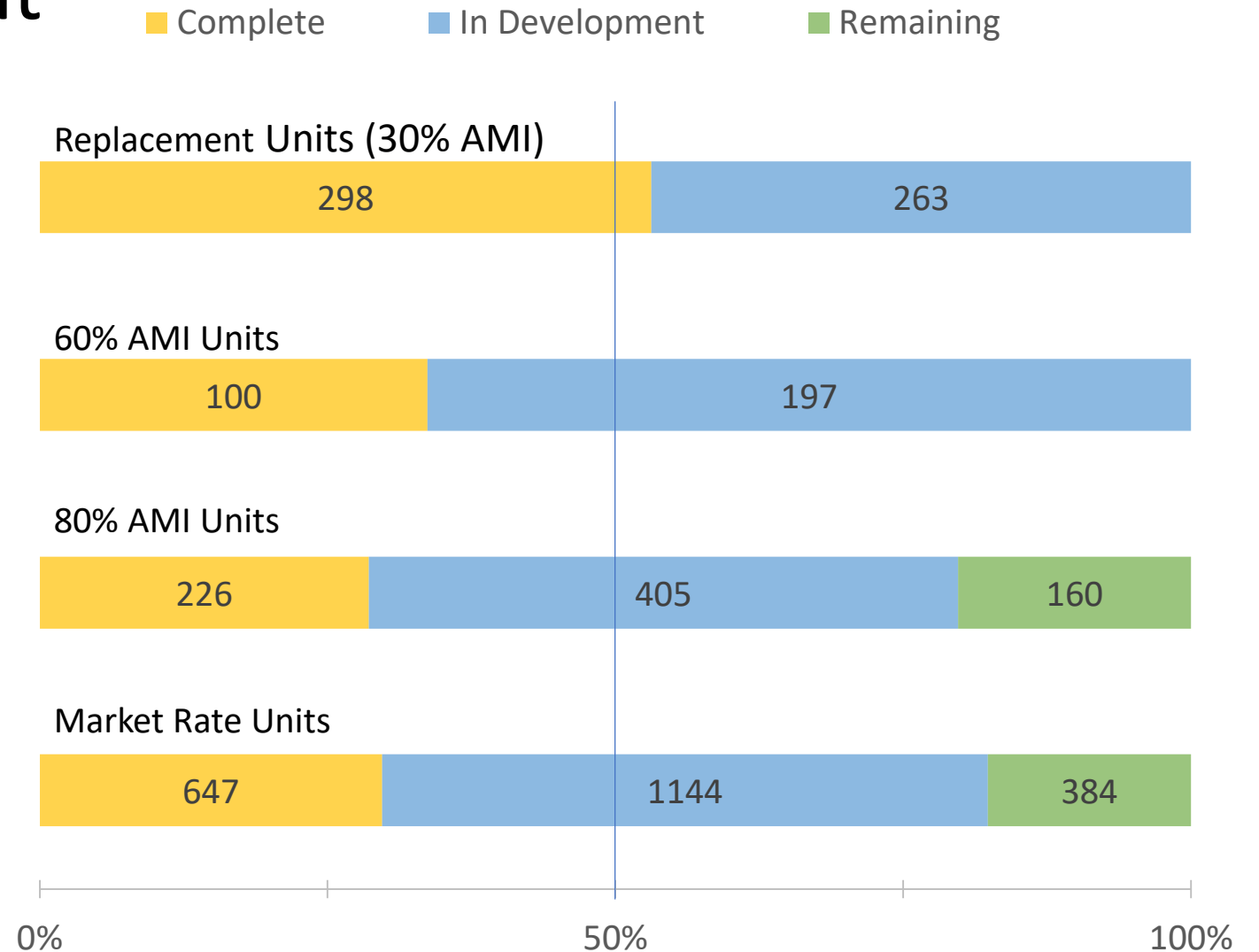
# Focus on People

- Collaboration with partners to host four on-site COVID-19 testing events and flu vaccination clinics at Yesler
- Since July 2020, weekly grocery bag delivery to more than 200 households; monthly diaper and wipes delivery for 70 households with infants.
- Virtual events and delivery of a neighborhood-centered newspaper led by Yesler artists-in-residence to strengthen the neighborhood's social well-being and sense of community during the pandemic.
- Black Farmer's Collective helping 100 Yesler neighbors grow fresh produce
- Seattle Public Schools and local nonprofit partners supporting struggling students and developing special programs
- Yesler Terrace Community Council continued engagement in redevelopment.



# Yesler Redevelopment Progress

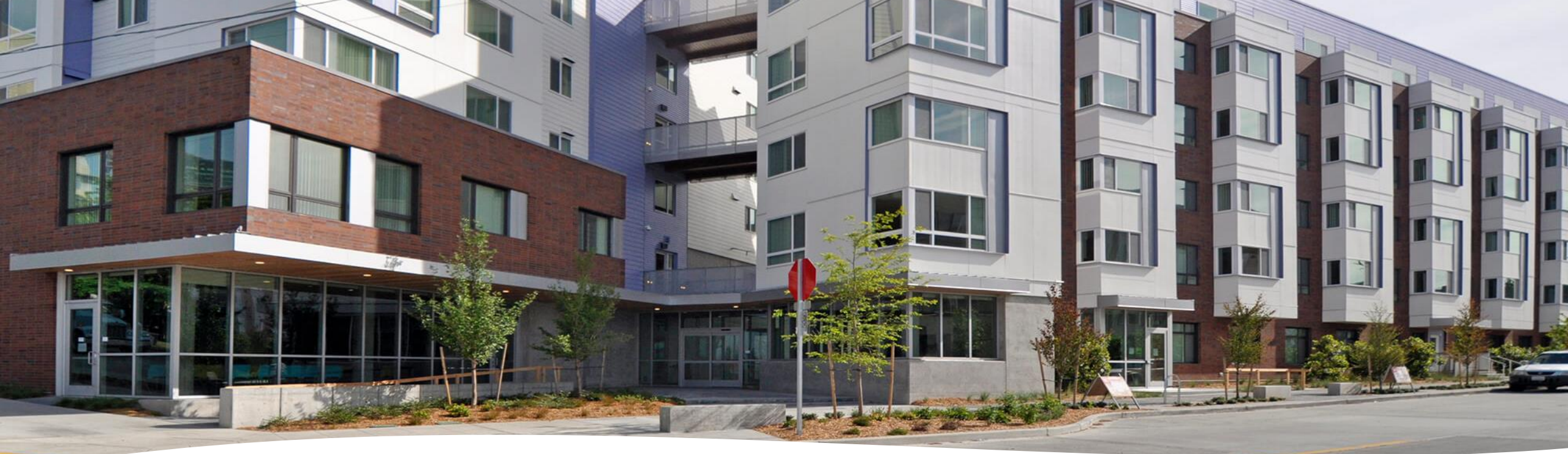
- More than 50% of the total SHA replacement units for 30% or less of area median income have been built
- 624 income restricted units complete to date and 865 are in development
- More than \$50 million invested in parks, open space, and infrastructure
- Ongoing public-private partnerships with market developers
- Closed purchase agreement with Kaiser Permanente for a major medical facility at Yesler



# Relocation

- Last remaining original housing demolished in 2020
- All 493 households now successfully relocated to new Yesler housing, or choose to remain in homes elsewhere
- 207 households stayed at Yesler for the whole project
- Of 27 in-home childcare providers, 16 continued their business after moving away, 8 returned to resume at new Yesler
- Deadlines synchronized to school calendar and student transportation coordinated with SPS to reduce academic disruption
- \$4 million of project budget dedicated to supporting relocation, with all out-of-pocket expenses covered for residents





# Yesler Relocation

Original 493  
Households

Living in New Yesler Buildings

259

Living offsite in SHA housing

116

Living offsite in non-SHA housing

89

Attrition

29

# Acquisition Program

- **Initial program goal - Acquire 500 units**
- **Preserve and add affordability**
  - 50% of units serve households at or below 30% AMI
- **Criteria guiding acquisition decisions**
  - Will the acquisition allow SHA to serve more low-income households?
  - Does the acquisition maintain the financial strength of the agency?
  - Will the acquisition preserve affordable units?
  - Does the acquisition increase SHA's inventory of units in opportunity neighborhoods?
  - Does the acquisition add large family units to SHA's inventory?
  - Does the acquisition add units to SHA's inventory at a lower cost than new development?



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# Acquisition Program Outcomes

- In 2018 and 2019, SHA purchased 5 properties in the City of Seattle
- Total of 540 units purchased
- Total program cost was \$112,211,500 averaging \$208K per unit
  - 94 - Studios
  - 320 - 1-bedroom
  - 106 - 2-bedroom
  - 20 - 3-bedroom

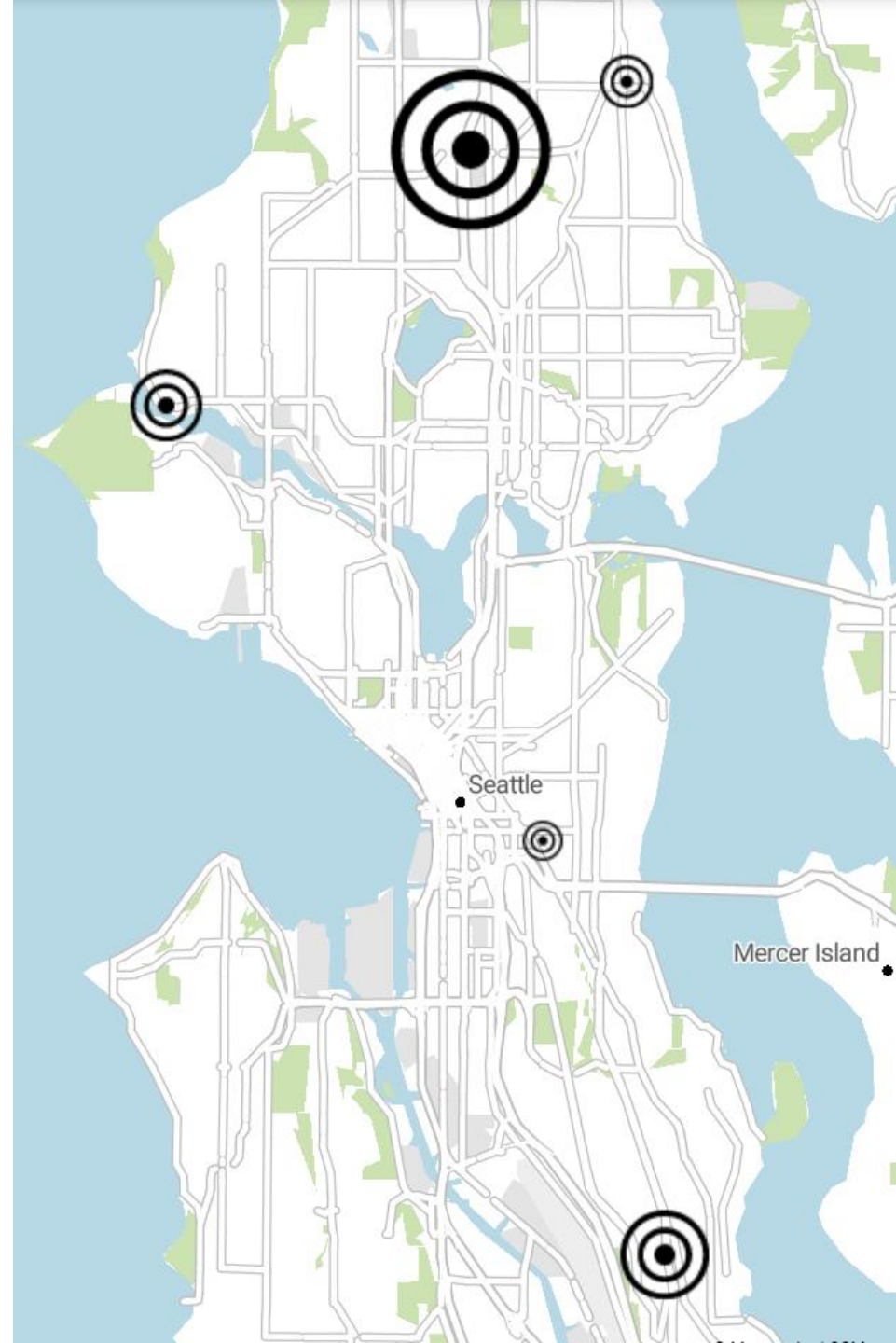
**Spring Lake Apts (12530 35th Ave NE) - 69 units for \$14,950,000 (\$216K per unit)**

**MLK Apts (7923 MLK Way S) - 118 units for \$14,776,000 (\$125K per unit)**

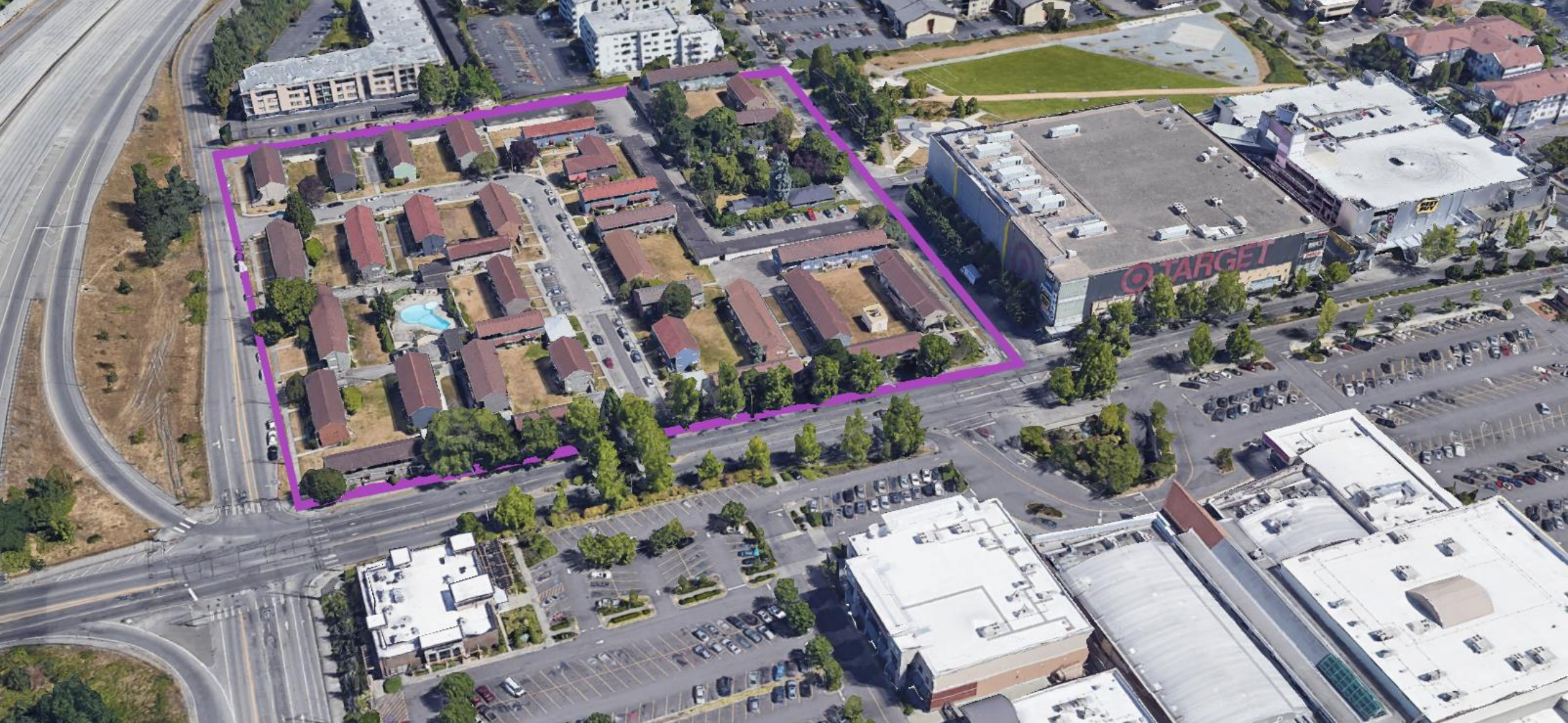
**Golden Sunset Apts (3256 NW 54<sup>th</sup> Street) - 92 units for \$11,328,500 (\$123K/unit)**

**Weller Apts (1608 S Weller Street) - 50 units for \$6,157,000 (\$123K per unit)**

**Northgate (11060 2nd Ave NE) - 211 units for \$65,000,000 (\$314K per unit)**







# Northgate Commons

Acquisition and Redevelopment Partnership with City of Seattle

211 Units built in 1951  
Purchase Price: \$65 MM  
Purchase Date: December 2019  
1,200 – 1,400 unit development capacity

# Northgate Commons Core Commitments and Goals

## Commitments

- Create a connected, diverse community
- Partner with community, local, and regional stakeholders to develop and carry out a vision
- Provide affordable housing for people across the spectrums of income and family size
- Integrate environmental stewardship and health into the fabric of the community
- Preserve existing affordable housing until redevelopment

## Goals

- Double the amount of affordable housing on site – 422 affordable units
- Redevelopment to begin by 2025

# Northgate Commons Partnership Roles

## SHA

- Create, manage, and implement Master Plan
- Relocate residents
- Develop site, including
  - Subdivision
  - Vehicle and pedestrian access
  - Storm water facilities
- Sell market-rate parcels to recover development costs
- Compete for funds to build affordable housing on-site

## City of Seattle

- Collaborative planning
- Project funding
- Community outreach
- Permit expediting
- Regional utility projects
- Selection of affordable housing developers

# Northgate Commons Timeline



\*Neighborhood outreach pending safe in-person meetings

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Additional projects and partnerships at SHA bring the total to more than 2,000 units of newly constructed, designated or preserved affordable housing units in Seattle in recent and near-term future years.



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