

**CITY OF SEATTLE**

**RESOLUTION 32109**

A RESOLUTION approving the Seattle Housing Authority’s use of certain excess revenues from the sale, lease, or other disposition of property in the Yesler Terrace Redevelopment Area for the provision of services that benefit the residents of the community.

WHEREAS, in 2010, the federal Department of Housing and Urban Development (HUD) created the Choice Neighborhoods program to leverage significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation; and

WHEREAS, Choice Neighborhoods is focused on three core goals:

1. Housing: Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
2. People: Improve outcomes of households living in the target housing related to employment and income, health, and children’s education; and
3. Neighborhood: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families’ choices about their community; and

WHEREAS, in 2011 the Seattle Housing Authority (SHA) was one of the first housing authorities nationally to receive a Choice Neighborhoods grant award, ultimately totaling \$30 million, to catalyze the redevelopment of the Yesler Terrace public housing community; and

1 WHEREAS, The City of Seattle and SHA entered into a Cooperative Agreement via adoption of  
2 Ordinance 123961 that identifies roles and responsibilities of the parties, including unit  
3 delivery targets and aspirational funding commitments; and

4 WHEREAS, the Cooperative Agreement required SHA to use all proceeds from the sale, lease,  
5 or other disposition of property in the Yesler Terrace Redevelopment Area for  
6 redevelopment activities, including constructions of replacement housing; 30% and 60%  
7 AMI housing units; public infrastructure; and other community amenities such as pocket  
8 parks, P-Patch Community Gardens, and the 10th Ave Hillclimb; and

9 WHEREAS, the Cooperative Agreement also allowed SHA, in the event there were net revenues  
10 from the sale, lease, or other disposition of property in the Yesler Terrace Redevelopment  
11 Area that are in excess of what is needed to fund redevelopment activities, to develop a  
12 proposal, in coordination with the Office of Housing and consistent with HUD  
13 requirements, for City Council approval regarding the use of those net revenues; and

14 WHEREAS, SHA has completed all required infrastructure improvements and has completed,  
15 has under construction or in permitting or design, or has otherwise caused the  
16 construction of (i) all 561 replacement units, (ii) 390 60% AMI units (exceeding the  
17 target by 100), (iii) 688 80% AMI units, and (iv) 2016 market rate units; and

18 WHEREAS, HUD has directed that any remaining proceeds from property sale, lease or other  
19 disposition in the Yesler Terrace Redevelopment Area must be used for costs associated  
20 with the Yesler Terrace Redevelopment Area; and

21 WHEREAS, during redevelopment, SHA funded an array of services for residents of the Yesler  
22 Terrace Redevelopment Area, including education and youth development, health and  
23 wellbeing, community and resident leadership and employment and adult education; and

1 WHEREAS, SHA proposes to use the net revenues from the sale, lease or other disposition of  
2 property in the Yesler Terrace Redevelopment Area that are in excess of what is needed  
3 to fund redevelopment activities to provide and continue providing services that are  
4 critical to the quality of life and opportunity for the residents of the Yesler Terrace  
5 community and that are envisioned by and outlined within the Social Infrastructure  
6 component of the Seattle Housing Authority’s Yesler Terrace Development  
7 Transformation Plan, including economic opportunity services, educational attainment  
8 and career building, youth-focused programming, social and health services, community  
9 building activities, and similar services (the “Services”); and

10 WHEREAS, SHA has conferred with the City’s Office of Housing about this proposal and the  
11 Office of Housing supports the proposal; NOW, THEREFORE,

12 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**  
13 **MAYOR CONCURRING, THAT:**

14 Section 1. The Seattle City Council approves the Seattle Housing Authority’s proposal to  
15 use the net revenues from the sale, lease, or other disposition of property in the Yesler Terrace  
16 Redevelopment Area that are in excess of what is needed to fund redevelopment activities to  
17 provide and continue providing services, including, but not limited to: career coaching  
18 employment and education support; case management; one to one/small group youth tutoring;  
19 “Team Read” (youth reading support); Vietnamese Teatime; and Healthy Homes Care  
20 Coordination.

