



2023 YESLER ANNUAL IMPLEMENTATION REPORT



In this report:

- Affordable and Market-Rate Housing
- Education, Health and Employment Initiatives
- Community Building
- Arts and Creative Placemaking
- Neighborhood Improvements

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On the cover: The grand opening celebration of 13th & Fir Family Housing at Yesler.

Introduction

Yesler Terrace is a 30-acre site near downtown Seattle, initially developed by the Seattle Housing Authority in the early 1940s as Seattle’s first publicly subsidized housing. Since 2013, the site has undergone a major transformation to become a thriving, mixed-income community that honors the neighborhood’s rich history and cultural traditions while providing safe, healthy and sustainable affordable housing, new parks and open spaces, increased transportation options and enhanced economic opportunities.

The vision and success of Yesler’s transformation is rooted in the deep collaborative partnerships that have been formed among various organizations and stakeholders. These partnerships include the Yesler Terrace Community Council, Yesler Citizen Review Committee, U.S. Department of Housing and Urban Development (HUD), City of Seattle, Seattle University, The Kresge Foundation, RAVE Foundation and the Robert Wood Johnson Foundation.

In this report, we are proud to highlight the major accomplishments achieved in the redevelopment of Yesler during 2023. These accomplishments are a testament to the hard work and dedication of all those involved in the project and demonstrate the positive impact that can be achieved through effective collaboration and community engagement.



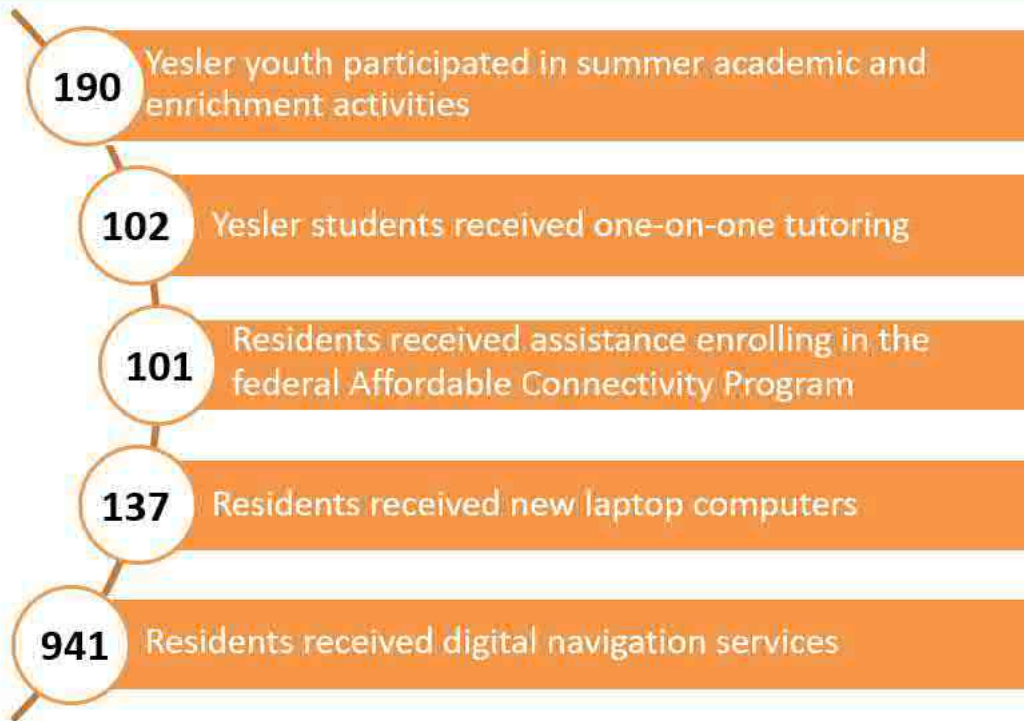
A Complete Neighborhood

- ✓ Yesler Terrace Park is open for public enjoyment
- ✓ Block 5 pocket park finished, Block 7 pocket park under construction
- ✓ Construction of new streets, sidewalks, access drives completed
- ✓ Three P-Patches plus Yesler Farm in operation, Green Street Loop with exercise stations completed
- ✓ Large-scale and smaller art installations throughout the community

Original Yesler Residents

- 493** Original households given priority for the 561 new Replacement Housing units at the new Yesler
- 100%** Original households successfully relocated
- 265** Original households continue to live at Yesler
- 197** Relocated households prefer living in their new communities, but retain the option to return to Yesler
- 2** Future buildings for relocated residents to return: Sawara and Juniper (2024+)

Quality Education for All



Investing in People, Neighborhood and Housing

The Seattle Housing Authority and its partners are implementing a comprehensive approach to redeveloping Yesler Terrace into a safe, healthy and sustainable community that meets the needs of all people regardless of their background or income.

SHA has made it a priority to engage with residents and community partners throughout the transformation of the Yesler neighborhood. To achieve this, SHA established the [Citizen Review Committee](#), which is comprised of a diverse array of participants from the immediate neighborhood and stakeholders representing the entire city. Resident members were selected by the Yesler Terrace Community Council. Membership categories on the committee included residents, affordable housing and smart growth/sustainability advocates, adjacent neighborhoods, anchor institutions, city agencies and service providers. The CRC created the Guiding Principles document which outlined the core values and goals for the redevelopment.

To ensure that community input and feedback continue to inform the ongoing housing, neighborhood design and program activities, SHA staff and partners regularly attend a wide variety of community meetings. This ongoing collaboration and engagement with the community has been crucial to the success of Yesler's transformation and is a testament to the commitment of all involved to create a vibrant and inclusive community for all.

Strengthening partnerships to provide cohesive social, educational and health services.

The Yesler neighborhood has been transformed into a cohesive community through a variety of partnerships and by the inclusion of numerous gathering spaces in the physical design. One of these is the renovated [Epstein Opportunity Center](#) which includes community meeting rooms and houses [Neighborhood House's](#) Early Childhood Assistance and Education program, [Catholic Community Services' Youth Tutoring Program](#) and SHA's [JobLink](#) program.

[Raven Terrace](#), one of SHA's developed buildings, has space for community gatherings and houses Neighborhood House's Individual and Family Assistance Center. [Hoa Mai Gardens](#), another SHA development, offers a large community room equipped with a full kitchen and is home to [The Greater Seattle Bureau of Fearless Ideas](#). A community garden is located on the west side of the building, where it receives ample sunlight.

[Red Cedar](#), another SHA apartment building, houses the Yesler Community Engagement Office, which includes a community meeting space, an indoor play area for children and SHA's Yesler [Community Building](#) staff, [Youth Development and Education](#) team, property management office and the Yesler Association, an entity responsible for maintaining common spaces and fostering community engagement. The building also houses the [Multimedia Resources and Training Institute](#) which focuses on preparing youth for success in multimedia technology.

SHA's newest building, [Hinoki](#), opened in 2022 and boasts a beautiful courtyard and playground, seating areas, walkways and a large community room with a kitchen. Hinoki features two-story townhouse units and flats consisting of 1, 2, 3- and 4-bedroom units. Three units are designed to support in-home day care businesses.

Education Initiatives

The Seattle Housing Authority remains committed to promoting the academic and social emotional growth of scholars residing at Yesler, recognizing that education and holistic support are essential for success in adulthood, especially for those from low-income backgrounds. In collaboration with local institutions and nonprofit organizations, SHA strives to establish a comprehensive pipeline of learning resources for children and youth, from early childhood to college.

Expanded Learning Supports

SHA has continued the implementation of a three-year \$900,000 grant from King County's Best Start for Kids Initiative to deepen and expand out-of-school time activities during the school year and summer. The initiative has increased access to programs for elementary and middle school youth, provided paid internships for teen residents, extended program hours, and expanded learning services for a total of 42 weeks during 2023.

Funded partner organizations such as The Greater Seattle Bureau of Fearless Ideas, Youth Tutoring Program, Multimedia Resources and Training Institute, Team Read, Yesler Community Center and Seattle University collaborate with SHA to provide expanded learning programs, facilities and staffing support.

Summer and School Year Programs: In 2023, community organizations collectively hosted more than 2,000 hours of programming for youth ages 5-18, serving a daily average of 80 youth. Services included Team Read's intensive reading intervention for elementary aged youth who were behind in reading, Catholic Community Services' Youth Tutoring Program which served youth from elementary through high school, Multimedia Resources and Training Institute's media and technology programming and The Greater Seattle Bureau of Fearless Ideas' creative writing enrichment program.

Yesler Read & Write: To address the rising need for academic support among Yesler families, SHA continued to implement the Yesler Read & Write for 30 elementary aged youth and 10 teen mentors. The program was designed with input from parent and youth focus groups to cater to the academic, social emotional and cultural needs of resident scholars. Yesler Read & Write fosters academic and social emotional growth, peer and mentor connections and engagement in reading, writing, public speaking, academic skills practice and enrichment activities. More than 90 percent of participants reported they had developed a love of reading and 80 percent reported feeling increased confidence in their academic skills.



Leadership Lounge: Leadership Lounge provides a safe and supportive space for 30 teens to build relationships, explore career pathways and discuss challenges. Participants receive weekly check-ins where they set goals, review grades and school attendance and receive individualized supports.

Team Read: Team Read addresses pandemic widened reading loss by providing a tried and tested curriculum that offers foundational support aligned with classroom instruction. Team Read matches trained and supervised teenage coaches with 2nd to 4th grade students who have been identified by their teachers as lagging behind their peers in reading. Moreover, the teen coaches are residents of Yesler and have similar racial, ethnic and linguistic backgrounds as the students they coach. The coaches use books and curriculum that align with classroom instruction, enabling elementary students to improve their reading abilities and build confidence while teens gain work experience and valuable skills.

Tutoring: Catholic Community Services' Youth Tutoring Program continues to provide robust individualized tutoring support and summer enrichment programming to scholars residing at Yesler. The program provided more than 1,000 hours of one-to-one tutoring support and served more than 300 youth across SHA communities.



Multimedia Resources and Training Institute:

MMRTI provides engaging technology programming for Yesler children and teens. During the summer, 30 youth spent six weeks producing documentaries, culminating in a community film festival. Youth exercised 21st Century Skills in small teams, where they conducted research, wrote scripts, interviewed stakeholders and edited high-quality videos.

Professional Development: The King County Best Starts for Kids Expanded Learning initiative continues to provide professional development, external program observation and coaching to enhance program quality. All partners participate in the Social Emotional Learning Program Quality Assessment, a process in which programs are regularly evaluated by trained assessors and participants receive coaching, set goals and access professional development to improve their programs.

Seattle University

Support for Expanded Learning: Seattle University continues to provide a pipeline of college students who serve as mentors and leaders in expanded learning programs at Yesler during the school year and summer. The university hires and trains college students to work for 10 hours per week over 24 weeks during the school year and 30 hours per week over six weeks during the summer. The University's presence reduces the adult to student ratio, maximizes the use of outdoor and indoor community spaces and improves community safety.

Yesler Education and Youth Development Strategy

To meet the growing need for support for young people and families, SHA's Youth Development and Education Team was restructured in 2022. To meet the need for expanded learning opportunities during afternoons, evenings and school breaks SHA hired two additional Youth Engagement Coordinators to work with children, teens and partners. Providing a safe, welcoming environment during critical out-of-school hours helps promote positive social, emotional, cognitive and academic development.

Social Emotional Learning: The Education and Youth Development team at Yesler provides social emotional learning activities to promote a safe environment where young people are encouraged to understand their emotions and show empathy towards themselves and others. The SEL programs are designed to increase self-awareness, improve academic performance and encourage positive decision-making. Along with health and wellness programming, these activities are available for middle and high school students. Through small group interactions with supportive adults and peers, youth can build positive relationships, develop a positive self-identity and acquire essential strategies for personal growth.

Seattle Public Schools Partnership: SHA has maintained its collaboration with Seattle Public Schools, where SPS shares anonymous academic, behavioral and course performance data with SHA during an annual data match. This information is utilized to collaborate with local schools, identify resident scholars who require extra support and make informed decisions regarding resource allocation and programming. SHA remains an unwavering ally with local schools in devising approaches to improve the outcomes of our shared student population.

SHA and partner organizations continue to collaborate with local schools, identifying strategies aimed at strengthening the partnership between parents, schools and community supports, with an emphasis on middle school students who may be disengaged from school and exhibiting risky behaviors. SHA conducts regular partner meetings with schools, supports parents in school related meetings and conferences and conducts frequent check-ins with select students.

Digital Equity and Digital Literacy

The Seattle Housing Authority's vision is to create digitally inclusive communities, increasing the number of SHA tenants who have equitable access to an affordable, reliable and high-quality digital infrastructure coupled with comprehensive digital skills training. This is especially critical for families with children who need technology for their education, work-able people seeking training and employment, seniors in need of access to telehealth services and other low-income tenants who depend on access to benefit programs increasingly available only online.

In 2022, SHA received two federally funded grants, administered through the Washington State Department of Commerce Broadband Office, which enabled SHA to build out a culturally competent Digital Navigator program, purchase laptops to distribute to residents for free, develop digital skills training and provide tenants with digital equity support. When the grant expired in June of 2023, SHA used its Opportunity Fund to continue the Digital Navigator program and accompanying services to tenants.

SHA's Digital Navigators teach tenants how to set up devices, sign up for the federal Affordable Connectivity Program, set up email accounts, register for the SHA Portal, apply for an ORCA card and learn other skills to safely engage online to meet the needs of daily life such as school, benefits, telemedicine and more. They also administer a digital needs assessment to learn about tenants' access to computer devices and internet connectivity.

In 2023, to help Yesler residents bridge their digital skills gaps, SHA offered a series of Computer Basics and Internet Skills classes, using the nationally recognized [Northstar Digital Literacy curriculum](#). Upon the completion of the class, participants were given a new tablet to take home and continue practicing their digital skills.

SHA 2023 significant achievements:

- More than 425 Yesler households* (941 residents) received [digital navigation services](#)
- 137 new laptop computers were given to Yesler residents
- 276 hours of one-on-one in-person digital navigation services were provided to Yesler residents

*Yesler household statistics:

- 272 (64 percent) had a female head-of-household
- 178 (42 percent) had at least one senior (age 62+)
- 13 (3 percent) had at least one veteran
- 147 (35) had children (age 17 and under)

SHA and the City of Seattle's Information Technology department have maintained their partnership to support digital literacy efforts at Yesler and other SHA communities. When the computer lab at the Yesler Community Center, a crucial element in the community, permanently closed in 2020, SHA and the City selected Multimedia Resources and Training Institute, a nonprofit organization located at Yesler, to augment the critical digital equity work.

In 2023, MMRTI provided Yesler residents with digital navigation services, technical skills training, enrollment in affordable broadband programs and open computer lab sessions. They also conducted outreach to build awareness about the Affordable Connectivity Program at eight community events along with flyer distribution and door-knocking.

MMRTI 2023 significant achievements:

- 260 hours of digital skills class instruction were provided to Yesler residents
- 82 Yesler residents participated in digital skills classes
- 330 hours of open lab sessions were offered to Yesler residents, including multi-facilitated lab time, drop-ins, one-on-one technical help, ACP support and other technical assistance
- 325 Yesler residents utilized the open lab sessions
- 101 ACP consumer application/enrollments were completed
- 76 ACP consumer application/enrollments were supported

Community Building Initiatives

Resident action to improve economic, cultural and social opportunities at Yesler and adjacent neighborhoods.

SHA's Yesler Community Builder is actively engaged in developing and supporting community activities and programs through various community-led groups, highlighting the multiple hopes and strengths across the neighborhood. Community building initiatives are developed to address emergent needs while supporting neighborhood engagement efforts to create a cohesive and sustainable mixed-income community at Yesler.

Community Builder trainees collaborated with Yesler residents on an existing Oromo language group to preserve their language and supported the creation of an English to Speakers of Other Languages (ESOL) class, women's Zumba fitness classes and a girls' cooking class.

In 2023, the focus remained on emergent needs while improving cultural and social opportunities. The Community Building team worked with service providers and neighborhood leaders to foster broad community participation in Yes Fest and several other community events, including the Taste of Yesler, which brought together various artists and vendors, highlighting the rich diversity within the Yesler neighborhood. At the end of the summer, more

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than 40 different education and health providers celebrated the broad support in the Yesler neighborhood. This effort was financially supported by the Yesler Owner's Association, Neighborhood House and the RAVE Foundation.

Vietnamese Teatime, game time, walking group and karaoke activities continued biweekly. Leaders from the Eritrean and Ethiopian communities enjoyed their coffee hours. A group of adults found that social well-being begins with weekly game time, which led to a community-wide bingo game and sundae celebration in the park. Community members also hosted various cultural holiday celebrations. The Yesler Thanksgiving Meal gathering at the Yesler Community Center was a fantastic success, bridging relationships across the neighborhood.



Community Engaged Design

Since 2006, the Seattle Housing Authority has consistently met with various Yesler constituents, including residents, community groups, nonprofits and neighborhood stakeholders such as Harborview Medical Center, Seattle University and an interdepartmental City team. Additionally, SHA has held numerous individual meetings with community leaders. Throughout the planning phases, SHA and project partners kept residents and stakeholders informed and sought their input at regular redevelopment meetings. To keep the public informed about Yesler's redevelopment progress, reports, fact sheets, news and other information is posted on seattlehousing.org. Ongoing engagement with residents continues through the Yesler Terrace Community Council and SHA coordinates construction efforts with neighborhood stakeholders. SHA strives to continually enhance the neighborhood through this engagement process.

Citizen Review Committee

The Citizen Review Committee 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. With much of the planning work completed, the CRC now focuses on sustaining programs that foster connections and enrich the lives of people at Yesler.

Yesler Terrace Community Council

Yesler Terrace Community Council meetings are organized and attended by community members who facilitate and lead discussions on neighborhood issues and the redevelopment of the area. At these monthly meetings, the Seattle Housing Authority and its partners provide residents with updates on the redevelopment progress. Interpretation services are available in to ensure that all community members can participate.

In 2023, the Council continued to host hybrid meetings, which increased the size and expanded topics of discussion. The Council hosted its first elections which included representation from the various buildings and cultural groups.

P-Patch Community Gardens and Yesler Urban Farm

In early 2015, the City of Seattle's P-Patch program and community partners collaborated to organize volunteer work parties at the Horiuchi Park community garden. In the spring of that year, it boasted 28 gardening plots.

In 2017, a second P-Patch featuring 20 plots was completed at Hoa Mai Gardens. The third P-Patch opened at Hinoki in 2022. There are ongoing efforts to identify additional locations for community gardening activities.



Photo: Black Farmers Collective

The 1.5 acre Yesler Urban Farm, known as YES Farm, located in the WSDOT right-of-way along Interstate 5 just south of Yesler Way, is managed by the Black Farmers Collective.



Photo: Black Farmers Collective

Yesler families are all provided with the opportunity to grow their own food in accessible raised beds while building community with their neighbors.

In 2023, the Black Farmers Collective received a \$69,000 Community Partnership grant from the King Conservation District to support the creation of a miniature urban forest.

Educational programs were hosted for youth and teens, community gardening activities took place and produce was distributed to the local BIPOC (Black, Indigenous, and People of Color) community.

Arts and Equitable Placemaking Initiatives

Art is at the core of Yesler's transformation into a thriving community that honors the neighborhood's history and cultural traditions. Yesler is home to many [public artworks](#) and has artist programs which engage the community in celebrating home, heritage and history. Working together, the community and its artists have lifted the voices of Yesler's residents, challenging traditional notions of how stories reflecting the rich complexity of this community are told, and by whom.



SHA is at the forefront of utilizing arts and culture initiatives as tools for redevelopment, and this approach continues to be a significant focus for the organization. With the support of grants from The Kresge Foundation's Arts and Culture program, over the course of the redevelopment these initiatives have had a considerable impact, attracting approximately 6,000 attendees, hiring 14 artists and providing nearly 3,000 hours of artist and program staff engagement. More than 500 arts activities and programs were offered to the community, highlighting SHA's continued commitment to supporting arts and culture as integral components of the redevelopment process.

In late 2022, SHA released a comprehensive report on the impact of arts and culture on the redevelopment of mixed income housing titled, [Humanizing Public Housing: Arts, Culture and Well-Being in the Mixed Income Redevelopment of Seattle's Yesler Terrace](#). The report documents how SHA embedded artists and creative projects in a public housing community undergoing a complete physical and social transformation. Among key findings of the report are that arts and culture programming at Yesler had a direct and positive impact on building a strong sense of belonging, helping residents process trauma and change, and address racial, socioeconomic and other structural injustices.

In 2023, SHA received the following national recognition:

- [How an arts program supported Seattle public housing residents during redevelopment project](#) by Smart Cities Dive.
- A [Seattle Housing Authority Case Study](#) by Full Frame Initiative's Wellbeing Blueprint. The Full Frame Initiative is a national social change nonprofit and cohort of pioneering public systems, communities and nonprofits across the country that are working to fundamentally transform the structures and beliefs that perpetuate poverty, violence and oppression.
- A session titled "Innovating at the intersection of community development, arts and culture" at the 2023 Pacific Northwest Regional Council of National Association of Housing and Redevelopment Officials conference, presented by Jennifer Song, SHA's Arts Program Manager with co-presenter Tyler Robinson, Vice President of Community Development, Real Estate and Planning at Cook Inlet Housing Authority, the largest of Alaska's regional housing authorities. Robinson and Song shared the unique arts-based development approaches taken by their respective agencies and led a conversation with session participants on how arts and culture strategies might be applied to other housing agency work and culture.
- An Award of Merit from the National Association of Housing and Redevelopment Officials for innovation in the Resident and Client Services category, which includes programs that enhance the lives of residents and clients.



Programming efforts at Yesler have also continued through key activities such as the expansion of bi-weekly sewing workshops to the Epstein Opportunity Center, in addition to Kebero Court. Building on the success of sewing programs at Yesler, SHA staff have also worked to expand programming to other SHA communities such as Holly Court and several Low-Income Public Housing buildings.

Artist and poet Rachel Kessler and Yesler resident Yasmin Mohammed are working with community members to bring Yesler voices to an upcoming pocket park design. Having worked at Yesler for several years as an SHA Artist in Residence, Kessler has a unique relationship with the community and is offering poetry workshops to Yesler youth and adult community groups. Yasmin Mohammed is an SHA Community Builder Trainee, advocate and Yesler resident who developed a powerful voice through her poetry while in high school. As part of

these workshops, Kessler and Mohammed will source text for possible use in the park's design, along with a commission to Mohammed for her own original poetry. The text appearing in the park will be translated into multiple languages to acknowledge the diversity of voices and experiences of the Yesler community and appeal to a wide range of park visitors.

Employment Initiatives

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

JobLink

In 2023, Seattle's local labor market saw increased employment openings. Families faced significant cost of living increases that were often not addressed by increased wages. Many employees continued to participate in hybrid work models. Many higher education certification and training programs continued to be either fully remote or hybrid, including courses offered through the Seattle Colleges. Some participants continued to pause their educational studies until in-person learning fully resumes.

To meet to the continued need for remote work and learning, JobLink partnered with SHA's Digital Navigator program, which provided participants with laptops and technical skills training.

In 2023, 62 tenants joined JobLink's Yesler office waitlist and 38 waitlist members enrolled in JobLink. Waitlist members included Yesler residents and other SHA residents and voucher holders living in the surrounding area.

To increase awareness about the services offered to the Yesler community, JobLink continued to partner with Yesler's property management and community services teams, participating in community events, distributing flyers and directly connecting with residents.

JobLink supported the education and employment needs of 38 Yesler residents with virtual and in-person services, including individualized support with career planning, job search, interview preparation and critical financial supports for education and employment milestones. In 2023, seven Yesler residents found new career opportunities with Aramark, City Sweats, Delaware North Companies, Emerald Galvanizing, Progress Pushers, Restorative Touch and Seattle Housing Authority.

JobLink also supported five Yesler students with college enrollment and persistence at the University of Washington, Seattle Central College and Northwest University. Some students were earning degrees and credentials while other students were beginning their education journey in English Language Learning courses.

Yesler Relocation

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

The Yesler Terrace redevelopment plan included a phased relocation of residents, which aimed to minimize the disruption caused by the redevelopment process. The relocation was executed in five stages, allowing the majority of residents to continue living in the community throughout the process. By 2020, the final phase of relocation was completed, with all original 493 households successfully relocated. Of these households, 60 percent chose to remain onsite in new Yesler housing while 40 percent opted to live in other neighborhoods or not return. A total of 59 households have returned to occupy Replacement Housing at Yesler after living in other housing.

From 2021 onwards, SHA's relocation team shifted their focus to assisting residents who relocated to other neighborhoods in exercising their right to return to Yesler, if desired. The team remained in contact with the remaining 177 offsite households, accounting for attrition. These households were informed that they will be invited to exercise their option to return to the newest SHA building, Sawara, when it is ready for occupancy.

In accordance with the updated Yesler Terrace Redevelopment Relocation Plan submitted to the City of Seattle, SHA provided the following relocation services in 2023:

- Moving and packing services are available for returning residents, but none returned in 2023.
- 194 mailings were sent to households living offsite to help them consider return options to Yesler. This practice will continue until the last replacement housing is completed.

Lease enforcement actions

There were no lease enforcement actions that resulted in eviction in 2023.

Neighborhood Improvements

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

Neighborhood Improvements completed and underway:

- The last segment of the [Green Street Loop](#) along 8th Avenue, adjacent to the Epstein Opportunity Center, was completed in 2020. The Green Street Loop is a half-mile circuit that links three pocket parks to the larger Yesler Terrace Park and creates a cohesive pathway to neighborhood destinations. Along the Loop, there are eight “activity zones” with benches and fitness stations that accommodate a broad range of ages and skill levels, colorful pavement lights, large trees and public art. The Loop is a public streetscape that promotes physical activity, rest and relaxation, as well as social engagement and connections.
- The **Fir Street Pocket Park**, located at Block 3, was completed in 2019. The park includes community-inspired art installations such as the Yesler Hospitality Table and the [Megastrobili](#) sculpture composition completed in 2020.
- Construction was completed in 2020 on a substantial earth retaining system to stabilize the old landslide mass at Block 6, allowing for future development of that part of the block that also includes a private access drive.
- The final stage of street improvements in the right-of-way adjacent to **Yesler Terrace Park** was completed by SHA in 2020. These improvements include street furniture and exercise stations, seating walls and benches, special lighting and a wide richly landscaped planting strip.
- Infrastructure across Yesler was completed in 2021 with final utility connections wrapping up with public utility providers.
- The [Yesler Hillclimb](#), a grand lavishly landscaped public staircase and pathway adorned with public art, continued to be in use throughout 2023. The Hillclimb connects the neighborhoods of First Hill, Yesler, Chinatown-International District and Little Saigon.
- The **Yesler Pedestrian Pathway**, a neighborhood connector that provides multiple activity zones and pause stations, was decorated with festive holiday lights during the winter holiday season, bringing visual beauty and joy to the community.
- The historic [Washington Hall](#) was restored in part with a contribution of Yesler CNI Neighborhood funds.



- Construction of the **Block 5 Pocket Park**, a triangular park providing active open space and play areas with impressive views, was completed in spring 2023.



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

- All new apartments developed by the Seattle Housing Authority are wheelchair accessible. In addition, SHA has built 87 fully accessible units: 13 at Kebero Court, one at The Baldwin, 13 at Raven Terrace, 15 at Hoa Mai Gardens, 18 at Red Cedar and 27 at Hinoki.
- The Yesler Hillclimb, Pedestrian Pathway, Horiuchi Park and the Fir Street Pocket Park include ramps and entryways that are accessible per the Americans with Disabilities Act.
- As part of the master plan, a system of well-lit and accessible pedestrian pathways has been designed to run from 9th Avenue and Fir Street in the northern part of the community, all the way to the 10th Avenue Hillclimb at South Jackson Street in the south. With the opening of Yesler Terrace Park, this system was completed, allowing for accessible travel through an elevation change of approximately 150 feet. This system also provides a seamless and accessible connection between First Hill and Little Saigon.

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

The location of the redevelopment next to the downtown Seattle core and major institutions, its density and its access to a variety of transportation options, are the foundations of Yesler's commitment to environmental stewardship and sustainability. A study by the U.S. Department of Housing and Urban Development concluded:

- Housing location and type (density) have a major impact on household energy consumption.
- Households residing in multi-family homes located near public transit consume substantially less energy than households in low-density, vehicle-dependent developments.
- While energy-efficient features in homes and cars are effective in reducing energy use, they are not as significant as housing location and type.

Yesler is located immediately adjacent to downtown Seattle, the largest employment center in the region, as well as First Hill, another major employment hub. The First Hill streetcar connects the neighborhood to two Link regional light rail stations, providing easy access to other employment centers such as the University District, SeaTac airport and Northgate.

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All housing at the new Yesler is high-density multi-family. With a population density at full build-out close to 100,000 persons per square mile, Yesler will be twice as dense as the other densest neighborhoods in Seattle (Belltown and Capitol Hill). This location and density, combined with access to public and shared transportation, allows residents to walk, bike or take public transit to most jobs in Seattle, resulting in significant reductions in greenhouse gas emissions.

SHA's recent projects have reduced per-capita water consumption to about half the national average through a combination of low-flow fixtures and individual unit submetering, combined with financial incentives to encourage conservation.

In addition to LED lighting and building envelopes that are highly efficient, all new SHA buildings at Yesler are designed and constructed with individual energy-recovery ventilation in each dwelling unit. This system captures about half the waste energy that would otherwise be exhausted by the unit's whole-house ventilation fan, resulting in the reduction of the overall energy use for space heating. These systems have the added advantage that incoming air is filtered. This improves indoor air quality, an important element of the [Breathe Easy](#) program.

Hoa Mai Gardens, Red Cedar and Hinoki include a proven system to pre-heat domestic hot water. On an annual basis, this system reduces the energy needed for domestic hot water by about half. Sawara and Juniper are both all-electric buildings where the hot water is produced by an ultra-efficient CO2 heat pump system.

SHA buildings are constructed solar-ready, so that photovoltaic systems can be installed over as much of the roof as is possible, potentially supplying most of the common area energy needs of each building. Starting with Hinoki, the three remaining projects will incorporate solar arrays with the initial building construction.



Sawara, which is now under construction, is one of just a handful of buildings across Seattle participating in the Exemplary Buildings Program, funded by Seattle City Light. The program funds advanced energy efficient systems as demonstration projects to encourage energy efficiency in other projects while reducing energy costs for the residents. SHA has been able to take advantage of local and federal incentives for installing energy and resource saving features.

In addition to supporting environmentally sustainable building design, SHA is also considering residents' access to green spaces through parks and community gardens. Complementing a system of parks and community gardens, the Yesler Terrace Master Plan incorporates an abundantly landscaped Green Street Loop that circles the neighborhood and includes eight adult exercise stations, as well as several resting points.

The First Hill Streetcar provides access to adjacent neighborhoods and light rail stations that now include service from Angle Lake to Northgate. New bicycle facilities and pedestrian pathways connect Yesler to Little Saigon, First Hill and beyond.

Additional sustainability efforts at Yesler include:

- The Epstein Opportunity Center, formerly the Yesler Steam Plant, includes a heat-recovery ventilation system to improve the energy efficiency of the building.
- SHA's WaterSmart program, first introduced at Kebero Court, fosters water conservation by billing households for water use only if the household's use is above a certain threshold (number of gallons per day), based on the household's size. For example, a family of four is billed for water use only if their consumption is above 96 gallons per day. Approximately 70 percent of the households at Kebero Court are either not being charged for water or are earning credits because their water use is below the specific limit.
- A total of 24 tons of cobble stones and an estimated nine tons of red bricks were saved from various demolition projects. These materials are still being considered for use in upcoming landscape installations in various parks throughout Yesler.
- Approximately 45,000 pounds of concrete rubble wall was salvaged during the demolition of Blocks 3 and 4 and repurposed at Batik.
- To date, approximately 87 percent of all waste has been diverted from the landfill while constructing new Yesler projects.
- The new replacement housing buildings Kebero Court, Raven Terrace, Hoa Mai Gardens, Red Cedar, The Baldwin and Hinoki are designed to meet either the Enterprise Green Communities program or Evergreen Sustainable Development Standard, or both. Private development partners are targeting LEED certifications, including LEED Platinum and Salmon Safe.

Caring for the Community

Maintaining the beauty and livability of Yesler is of the utmost importance. SHA is dedicated to preserving the quality of life for all residents, and has taken steps to ensure the community's cleanliness, attractiveness and overall maintenance by establishing a community association.

The association is dedicated to the upkeep of common spaces, including the Hillclimb, the Green Loop, pocket parks, the wide landscaped planting strips, mature trees, and amenities like the

outdoor exercise stations and art installations. The association's funding formula ensures that the necessary resources are available to maintain and enhance the community's common areas and amenities, providing joy to both current and future residents.

By organizing events such as the Yesler Summer Movie Nights and supporting initiatives that connect residents, the association plays an active role in enhancing the life of the Yesler community.



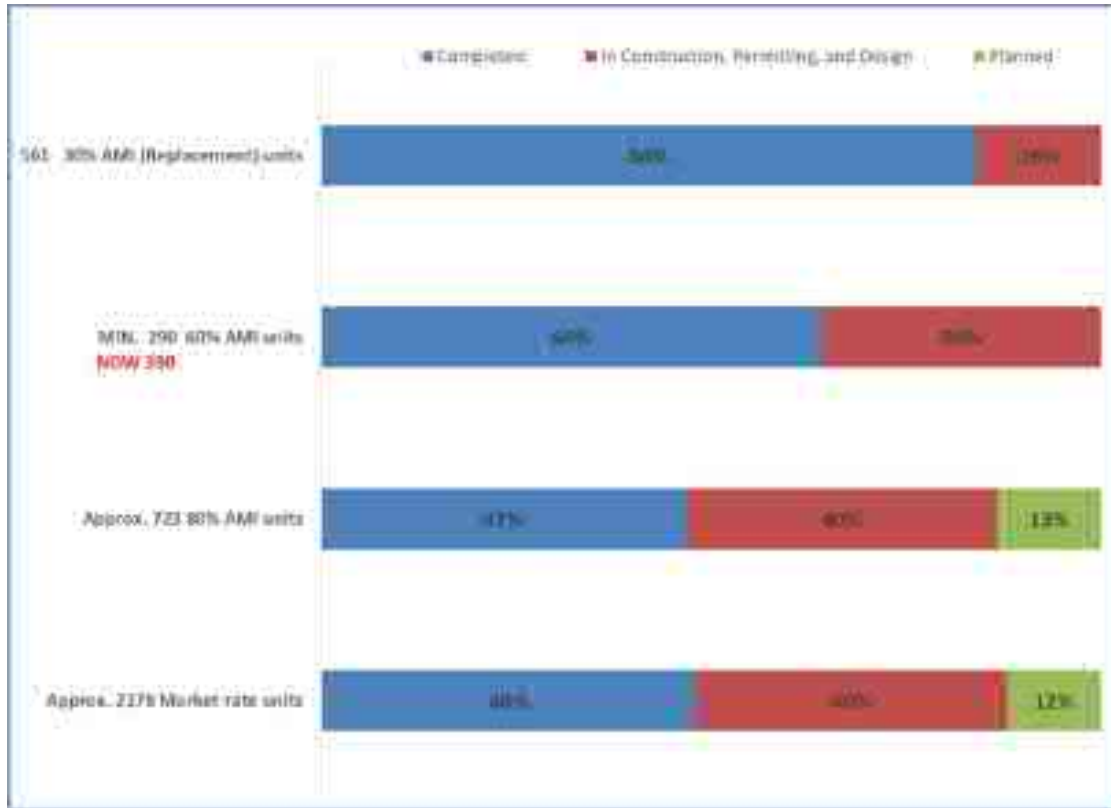
Photo: Seattle Parks and Recreation



Housing

Designing a housing mix to accommodate families, single occupants, the elderly and those with disabilities.

Yesler Housing Progress



All residential buildings at Yesler welcome a wide range of people from various ethnic, cultural and socioeconomic backgrounds. Yesler's buildings (public and private) provide a range of sizes of units, high degree of accessibility and a full range of affordability.

SHA Housing Development

- **The Baldwin** apartments underwent renovations in 2014 and is home to 15 households from the old Yesler housing.
- **Kebero Court**, with 103 low-income apartments, was constructed in 2015.
- **Raven Terrace**, which includes 83 low-income apartments, was completed in January 2016. *Affordable Housing Finance* magazine selected Raven Terrace as a 2017 Reader's Choice Awards Finalist in the "Public Housing" category.
- **Ho Mai Gardens**, with 111 low-income apartments, was completed in June 2017. The building is the winner of Pacific Coast Builders Conference's 2018 Gold Nugget Grand Award in the "Best Affordable Housing" category.

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- **Red Cedar**, completed in 2019, has 119 units. It was the winner of the 2020 ULI Jack Kemp Excellence in Affordable and Workforce Housing award.
- **Hinoki**, SHA's newest building was completed in 2022 and contains 136 low-income apartments.
- **Sawara** is currently under construction and will contain 114 affordable units. The development also includes a new pocket park to the north.
- **Juniper** will be SHA's final building at Yesler and will include approximately 114 affordable units. The building is under construction, with completion planned in 2025.



Photo: Lara Swimmer Photography

Private Sector Housing Development

- **Anthem on 12th**, completed in 2015, has 120 apartments, 30 of which are available to households with incomes up to 80 percent of the Area Median Income.
- **Batik**, developed by Vulcan Real Estate and completed in 2018, includes 195 apartments, 39 of which are available to households with incomes up to 80 percent AMI. Batik is also home to Tougo Coffee, a local coffee shop located at the intersection of Yesler and Broadway. The building includes a community kitchen that opens onto the pedestrian pathway connector. The kitchen and adjacent community space are available for block parties, community events and neighborhood gatherings.
- **Cypress** (Vulcan Real Estate) opened in spring 2019. The building has 237 apartments, 48 of which are designated for households earning less than 80 percent of AMI. The building's ground floor has retail locations that are yet to be rented.
- **Emerson Seattle** (developed by Mill Creek) has 288 apartments, 76 of which are restricted to households with incomes up to 80 percent of the AMI. The building was completed in 2020.
- **Mason and Main**, developed by Lowe Enterprises is comprised of two buildings and features 550 apartments, 146 of these apartments are available for households with an 80 percent AMI. The buildings were completed in 2022. Leasing arrangements are being finalized for its street front commercial spaces that will include restaurants.



- **Yesler Towers**, which is being developed by Bellevue-based Su Development, will be completed in two phases. The two towers, perched above Interstate 5, will serve as a gateway to the city from the south. The first phase is scheduled to be completed in 2024, with the second phase beginning construction immediately thereafter. The building complex will consist of approximately 352 apartments, 26.5 percent of which will be made affordable for households at 80 percent of the AMI.

- **Mack Real Estate Group** began construction in 2022 on a building with a total of 200 apartment units, located immediately to the south of Yesler Towers. Of the 200 apartments, 53 apartments will be affordable at 80 percent AMI. Completion is scheduled in 2024.

- **Wayfarer** (Vulcan Real Estate) began construction in January 2022. The building will have 261 apartments, of which 52 will be designated for households earning less than 80 percent of AMI. Completion is scheduled in 2024.
- **Cascara** (Vulcan Real Estate) began construction in July 2022. The project consists of two buildings totaling 345 units, 26.5 percent of which will be affordable at 80 percent AMI. The two buildings are separated by a pedestrian pathway connecting Alder street to a small green space to the south. Both buildings are expected to be completed in 2024.

Nonprofit Sector Housing Development

- The Seattle Chinatown International District Preservation and Development Authority, in partnership with Community Roots Housing (formerly known as Capitol Hill Housing), was selected by SHA to build 156 affordable apartments, including 92 units of replacement housing (up to 30 percent AMI) and 64 units designated for the 60 percent AMI level. **13th & Fir Family Housing** (Yesler Family Housing was the working project title for this development) is located at 1215 E Fir Street. The building broke ground in 2021 and was completed in 2023.

Funding Summary

The Yesler Terrace Redevelopment Project has successfully leveraged public and private funding for the purpose of rebuilding infrastructure and creating affordable housing. 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 – \$3.1 million

2012

- HUD Choice Neighborhoods Initiative – \$19.73 million
- JPMorgan Chase Foundation – \$750,000
- Seattle Foundation – \$25,000
- Bill & 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 – \$50,000

2013

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

2014

- Low Income Housing Tax Credit Equity – \$11,250,000
- City of Seattle, Community Development Block Grant – \$500,000
- City of Seattle, Office of Housing – \$1,300,000
- City of Seattle, Department of Transportation – \$500,000
- City of Seattle, Public Utilities – \$3,000,000
- The Boeing Company – \$25,000
- Bill & Melinda Gates Foundation – \$30,000
- The Seattle Foundation – \$70,000

2015

- Low Income Housing Tax Credit Equity – \$21,900,000
- Bill & Melinda Gates Foundation – \$30,000
- Vulcan Inc. – \$4,000
- The Kresge Foundation – \$678,000

2016

- Yesler Community Collaborative – \$15,000
- Bill & Melinda Gates Foundation – \$32,500
- City of Seattle, Home from School Pilot Program – \$193,000

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- Robert Wood Johnson Foundation (Awarded Public Health – Seattle & King County in partnership with SHA) – \$451,000
- Yesler Land Sales Proceeds – \$4,900,000

2017

- Low Income Housing Tax Credit Equity – \$30,000,000
- Seattle Housing Levy (Office of Housing) – \$3,420,000
- SMR Architects Event Funding – \$500
- Chase Bank Event Funding – \$1,000
- Union Bank Event Funding – \$2,500
- Foster Pepper Event Funding – \$500
- Andersen Construction Event Funding – \$600
- Yesler Land Sales Proceeds – \$14,200,000

2018

- Yesler Land Sale Proceeds – \$19,500,000
- The Kresge Foundation Arts and Culture Grant, Round 2 – \$300,000
- Seattle Department of Neighborhoods Grant – \$5,000
- Seattle Public Utilities Grant – \$15,000
- NeighborWorks/ArtPlace Training Institute – \$3,500

2019

- Yesler Land Sale Proceeds – \$32,600,000
- Chase Bank Event Funding – \$1,500
- Wells Fargo Event Funding – \$2,500

2020

- Yesler Land Sale Proceeds – \$19,700,000
- Low Income Housing Tax Credit Equity – \$33,000,000
- HUD Choice Neighborhoods Initiative – \$4.0 million

2021

- Yesler Land Sale Proceeds – \$54,500,000
- Low Income Housing Tax Credit Equity – \$35,600,000
- Exemplary Building Program – \$466,000
- Seattle Housing Levy (Office of Housing) – \$3,500,000

2022

- Wells Fargo Hinoki Opening Event Funding – \$2,500
- Andersen Construction Hinoki Opening Event Funding – \$2,500
- Hewitt Hinoki Opening Event Funding – \$500
- Andersen Construction Yesler Blossoms Sculpture Funding – \$6,500

2023

- Yesler Land Sale Proceeds – \$5,000,000

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Yesler Terrace Properties Sold or Leased by Year

Location	Type	Purchaser	Sale Proceeds*	Year of Sale
Block 2 east	Sale	Vulcan	\$ 4,890,000	2016
Block 3	Sale	Vulcan	\$ 6,450,000	2017
Block 4	Sale	Vulcan	\$ 7,730,000	2017
Block 5a East	Sale	Mill Creek	\$ 19,470,000	2018
Block 5b	Sale	Lowes	\$ 32,620,000	2019
Block 6.1a	Sale	Su Development	\$ 19,700,000	2020
Block 7.2	Sale	Kaiser Permanente	\$ 35,300,000	2021
Block 6.1b	Sale	MREG	\$ 13,240,000	2021
Block 7.1 North	Sale	NW Kidney Centers	\$ 6,000,000	2021
Block 8.2, 8.3	Sale	Vulcan	\$ 21,400,000	2022
Total:			\$ 166,800,000	

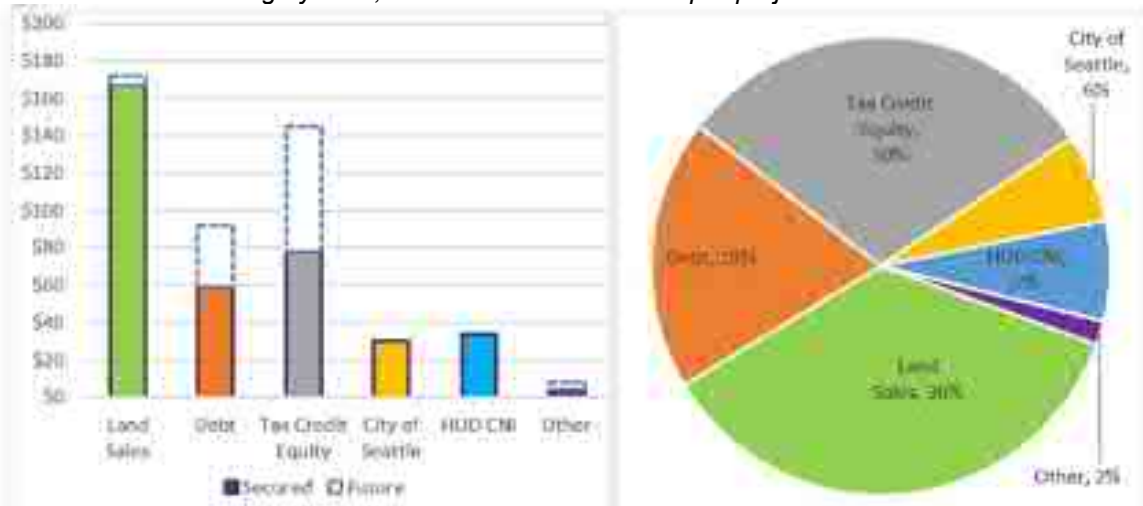
*Environmental cleanup costs are not known at time of sale. Sale proceeds are reduced by environmental cleanup reimbursement to Purchaser.

Additional properties secured, but not yet finalized:

Location	Type	Purchaser	Sale Proceeds	Year of Sale
Total:	Sale		\$ 5,200,000	2023

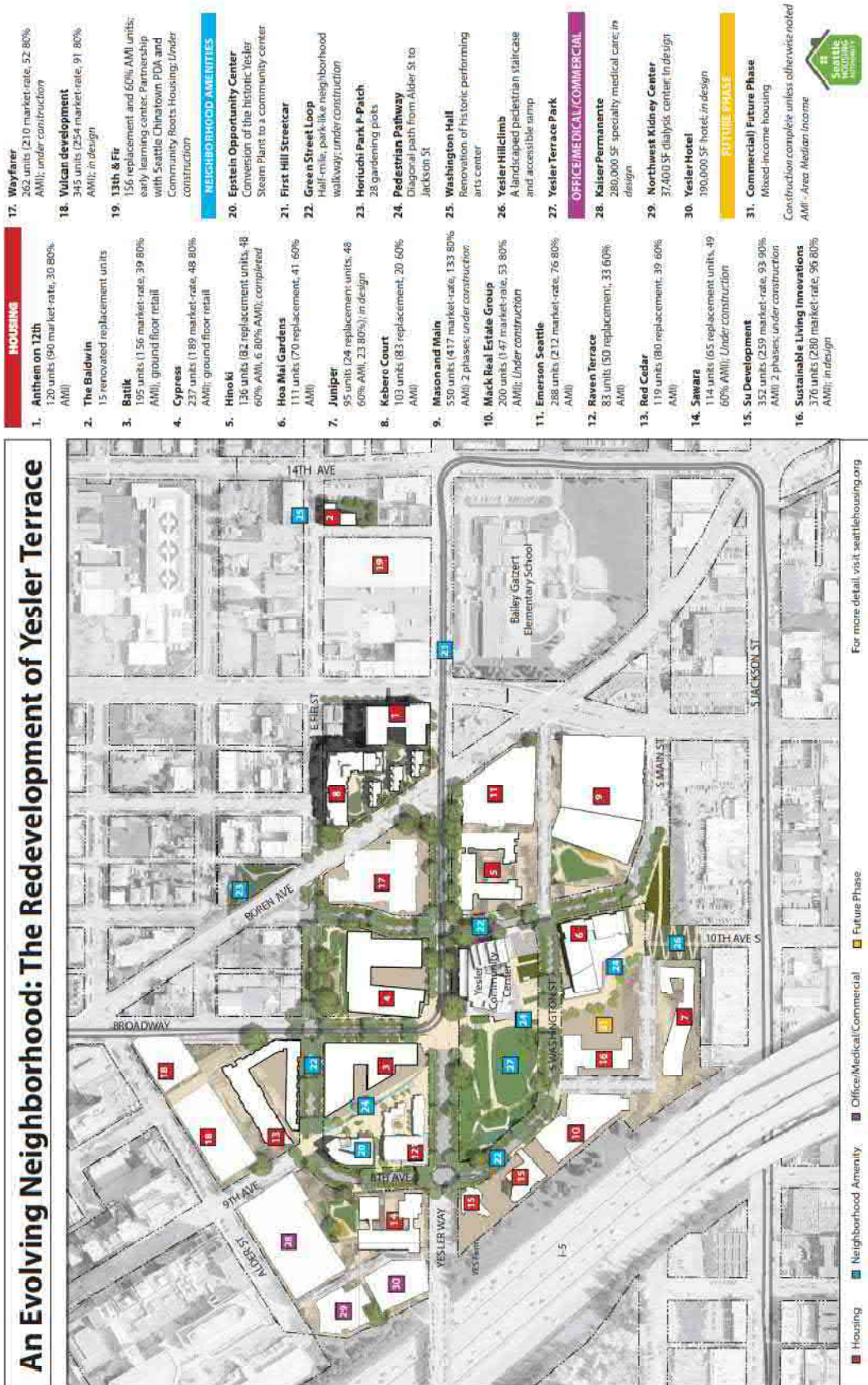
Yesler Funding Progress

Secured and future funding by SHA, in millions. Private developer projects not included.



	Total	Secured	Future	Percentage
Land Sales	\$172	\$167	\$5	36%
Debt	\$92	\$59	\$33	19%
Tax Credit Equity	\$145	\$78	\$67	30%
City of Seattle	\$30	\$30	\$0	6%
HUD CNI	\$34	\$34	\$0	7%
Other	\$8	\$4	\$4	2%
Total	\$481	\$372	\$109	100%

Appendix A – Neighborhood Map

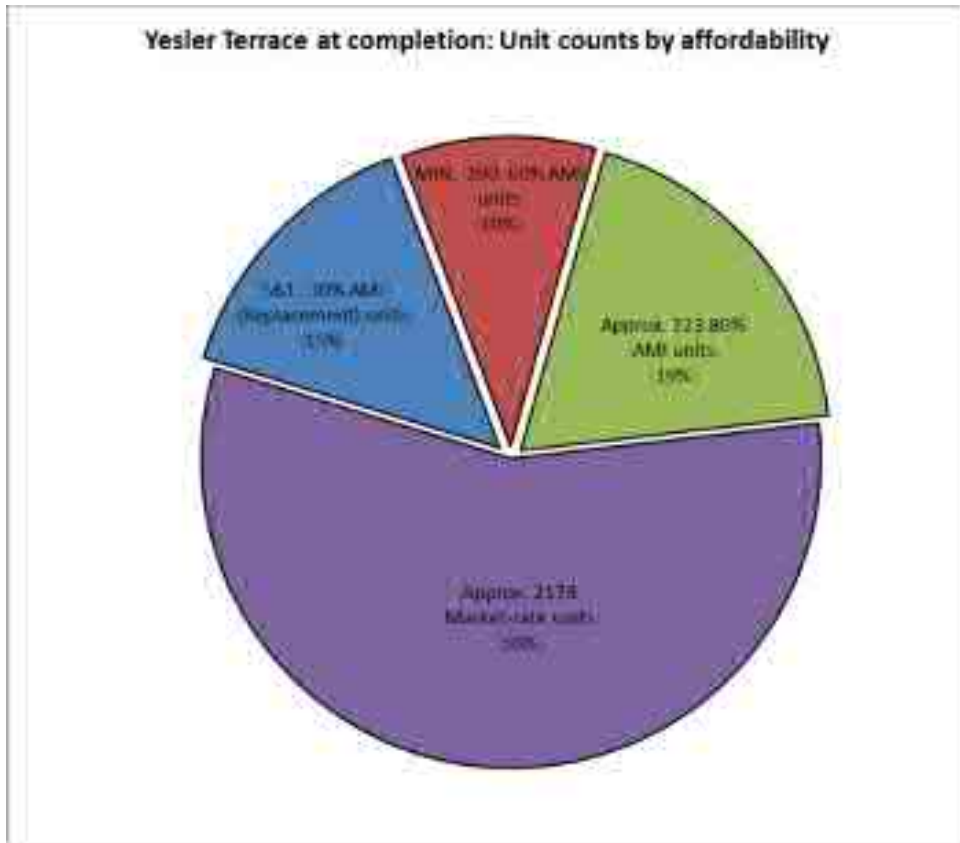


Appendix B – Housing Production

Status of Housing by Affordability Level

As part of the redevelopment plan, all original public housing units at Yesler Terrace will be replaced, resulting in 561 replacement units that will be affordable to households earning 30 percent or less of the Area Median Income. Furthermore, SHA has made a commitment to create a minimum of 290 additional units that will be affordable to households at or below 60 percent of the AMI. With the design of SHA's final building now finalized, **SHA will be exceeding this commitment by constructing an additional 100 units. This means that SHA will build a total of 390 affordable apartments for residents at 60 percent of AMI.**

SHA has partnered with private developers to create approximately 628 affordable units for households earning 80 percent or less of the AMI. Additionally, around 1,921 new market-rate units will be built as part of the project. Based on current projections, the redeveloped Yesler will have a total of approximately 3,857 residential units upon completion. Information on the detailed breakdown of housing production by year, completion status and affordability are presented in the following charts and tables.



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Yesler Redevelopment Housing Production Report

as of December 31, 2023

Income Category	Goal	Comp												In Pipeline			Total
		2014	2015	2016	2017	2018	2019	2020	2020	2021	2022	2023	2024	2025	2026		
Building																	
Total Replacement (<30% AMI)	561	472												89			561
Baldwin Apts (1305 E Fir)		15	133	0	70	0	80	0	0	0	82	92	50	39	0		
Kebero Court (1105 E Fir)			83														
Raven Terrace (820 Yesler)			50														
Hoa Mai Gardens (221 10th Ave S)					70												
Red Cedar (808 Fir St)							80										
Hinoki (110 10th Ave S)											82						
13th & Fir (1215 E Fir)												92					
Sawara (101 8th Ave)													50				
Juniper (321 10th Ave S)														39			
Total Low-income (<60% AMI)	290	251												139			390
Kebero Court (1105 E Fir)		0	53	0	41	0	39	0	0	0	54	64	64	75			
Raven Terrace (820 Yester)			33														
Hoa Mai Gardens (221 10th Ave S)					41												
Red Cedar (888 Fir St)							39										
Hinoki (110 10th Ave S)											54						
13th & Fir (1215 E Fir)												64					
Sawara (101 8th Ave)													64				
Juniper (321 10th Ave S)														75			
Total Affordable (<80% AMI for 20 years)	up to 790	300												331			631
Anthem Apts (103 12th Ave)			30	0	0	39	48	63	0	0	120	0	251	0	80		
Hoa Mai Gardens (221 10th Ave S)																	
Batik Apts. (125 Broadway)						39											
Cypress Apts (120 Broadway)							48										
Wayfarer (1000 E Yesler Way)													52				
Emerson Seattle (125 Boren Ave S)								63									
13th & Fir (1215 E Fir)																	
Mason & Main (209 12th Ave S)											120						
Yesler Towers (803 S Washington St)													77				
Swell (831 S Washington St)													45				
Block 6.2															73		
Block 6.3/6.5															7		
Block 7.1													0				
Cascara													77				
Total Affordable (<80% AMI for 50 years)	up to 160	38												54			92
Hoa Mai Gardens (221 10th Ave S)					0												
Hinoki (110 10th Ave S)																	
Juniper (321 10th Ave S)																	
Batik Apts. (125 Broadway)																	
Cypress Apts (120 Broadway)																	
Wayfarer (1000 E Yesler Way)																	
Emerson Seattle (125 Boren Ave S)								13									
13th & Fir (1215 E Fir)																	
Mason & Main (209 12th Ave S)											25						
Yesler Towers (803 S Washington St)													15				
Swell (831 S Washington St)													9				
Block 6.2															15		
Block 6.3/6.5															1		
Cascara													14				
Total Market-rate Units	Up to 3199	1048												1130			2178
Anthem Apts (103 12th Ave)			90	0	0	156	190	212	0	0	400	0	869	0	261		
Batik Apts. (125 Broadway)						156											
Cypress Apts (120 Broadway)							190										
Wayfarer (1000 E Yesler Way)													209				
Emerson Seattle (125 Boren Ave S)								212									
Mason & Main (209 12th Ave S)											400						
Yesler Towers (803 S Washington St)													260				
Swell (831 S Washington St)													146				
Block 6.2															237		
Block 6.3/6.5															24		
Cascara													254				
GRAND TOTAL	Up to 5000	2109												1743			3852
		15	306	0	111	195	357	288	0	0	681	156	1272	114	357		

2023 YESLER ANNUAL IMPLEMENTATION REPORT

Housing Production by Bedroom Counts

Through creative design, SHA is producing a large number of 2, 3- and 4-bedroom units by incorporating townhome type unit configurations in multi-family mid-rise apartment buildings. As a result, at the time of Yesler's replacement housing completion (planned for 2024), the bedroom distribution of replacement units will match or exceed the bedroom counts originally present at the former low-density, low-rise Yesler Terrace public housing community.

Yesler Bedroom Counts - SHA and Partner units

Replacement units:

	Baldwin	Kebero	Raven	Hoa Mai	Red Cedar	Hinoki	Yesler Family Housing	Sawara	Juniper	Total
1-BR	15	39	40	27	12	25	30	29	10	227
2-BR	0	35	8	28	42	44	43	12	17	229
3-BR	0	5	1	11	22	12	15	8	12	86
4-BR	0	4	1	4	4	1	4	1	0	19
Total	15	83	50	70	80	82	92	50	39	561

60% AMI units

0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	0	14	30	24	8	15	18	35	20	164
2-BR	0	2	2	15	25	33	27	15	31	150
3-BR	0	2	1	1	5	5	10	14	20	58
4-BR	0	2	0	1	1	1	3	0	4	12
Total	0	20	33	41	39	54	64	64	75	390

Replacement + 60% Units:

Total	15	103	83	111	119	136	156	114	114	951
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80% AMI units

Total	0	0	0	0	0	0	0	0	0	0
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All units:

	Baldwin	Kebero	Raven	Hoa Mai	Red Cedar	Hinoki	Yesler Family Housing	Sawara	Juniper	Total
0-BR	0	0	0	0	0	0	6	0	0	6
1-BR	15	53	70	51	20	40	48	64	30	391
2-BR	0	37	10	43	67	77	70	27	48	379
3-BR	0	7	2	12	27	17	25	22	32	144
4-BR	0	6	1	5	5	2	7	1	4	31
Total	15	103	83	111	119	136	156	114	114	951

Map of Yesler by Block Number



Replacement (30% AMI) and 60% AMI Housing by Block

	BLOCK									Total
	2	3	4	5	6	7	8	9	10	
Replacement (30% AMI) Housing										
Baldwin Apts (1305 E Fir)									15	15
Kebero Court (1105 E Fir)								83		83
Raven Terrace (820 Yesler)	50									50
Hoa Mai Gardens (221 10th Ave S)					70					70
Red Cedar (808 Fir St)							80			80
Hinoki (110 10th Ave S)				82						82
13th & Fir (1215 E Fir)									92	92
Sawara (101 8th Ave)						50				50
Juniper (321 10th Ave S)					39					39
Total	50	0	0	82	109	50	80	83	107	561
60% AMI Housing										
Baldwin Apts (1305 E Fir)									0	0
Kebero Court (1105 E Fir)								20		20
Raven Terrace (820 Yesler)	33									33
Hoa Mai Gardens (221 10th Ave S)					41					41
Red Cedar (808 Fir St)							39			39
Hinoki (110 10th Ave S)				54						54
13th & Fir (1215 E Fir)									64	64
Sawara (101 8th Ave)						64				64
Juniper (321 10th Ave S)					75					75
Total	33	0	0	54	116	64	39	20	64	390



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