Parks Plus: Affordable Housing

Agenda:

• Intro (5 mins)
• Plenary Presentations (40 mins)
  Yesler Terrace Redevelopment, Seattle
  • Terry Galiney, Seattle Housing Authority
  • Rodney Cook Sr. Park, Atlanta
    • Lee Harrop, Westside Future Fund
    • Jay Wozniak, Trust for Public Land
• Q&A (10 mins)
• Close (5 mins)
Challenges

Unclear policy framework
  Land use ordinances

Financing

Park maintenance

Existing housing affordability

Partnerships: cross sector, community organizations, private developers

- Public and Private Funding
- Land Acquisition
- Park Stewardship
- Maintain Affordability
Livable Cities: Sustainability and Neighborhood Development

Balancing economic, social, and environmental sustainability to advance neighborhood quality and community strength.
Yesler Redevelopment

Terry Galiney
Development Director
Seattle Housing Authority
Cook Park
Community of Practice Session - An investment in a climate-resilient future
Question and Answer
Share your Feedback!

Please take a moment to complete the exit ticket in the chat.
Parks Plus: Affordable Housing

Series Overview:

• November 15 – Affordable Housing & Parks
• January 17 – Leveraging Policies and Programs to Develop Parks with Affordable Housing
• March 6 – Funding Joint Development
• May 1 – Livable Cities & Investing in Green Public Spaces
• July 10 – Development Typologies
Thank you!

Next session
July 10, 2024

Contact Us
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Yesler Redevelopment

Terry Galiney
Development Director
Seattle Housing Authority
Yesler Terrace in 2014
Original Yesler

- 71 separate 2-3 story apartment buildings
- Significant number of large units and families
- Strong community identity
- Shared spaces that bring people together
Planning

- Art Integration & Architecture
- Gateways w/ Art Based on History of Y.T.
- Use Color, Artclass
- Recognize Important Cultural Events in Art, Sculpture, and Nature
- Downtown Olympic Stadium, City Site
- Spot Lights, View of Amazon Building
- Tree Canopy Serves as Bus Shelter
- Create Parks, Mini Parks & Fields
- Preserve Current Park at 9th & Alder
Major HOPE VI and CNI Neighborhood Developments

**New Holly**
1995 – 1,400 units across 100 acres

**Rainier Vista**
1999 – 900 units across 65 acres

**High Point**
2000 – 1,500 units across 120 acres

**Yesler Terrace**
2010 – 4,000 units across 30 acres
The Citizen Review Committee

CRC Established in 2006
More than 38 full CRC meetings between 2006 and 2017 and many more subcommittee meetings
• Residents
• Community leaders
• Small Business
• City of Seattle
• Affordable housing advocates

Core Values and Guiding Principals
• Social Equity
• Economic Opportunity
• Environmental Stewardship
• One-for-One Replacement Housing
Key Partnerships

- City of Seattle
- Seattle U
- Seattle Public Schools
- The Kresge Foundation
- JPMorgan Chase Foundation
- RAVE Foundation
Redevelopment

Building a healthy, connected community where all residents feel like they belong
Yesler Redevelopment Program

Transform a 30-acre neighborhood of 561 public housing units into a dense, vibrant, connected, mixed-income community with 4,000 housing units, 300,000sf office and retail, and public amenity spaces.
Housing at Yesler Terrace

Mix of architecture and focus on creating cohesive community where affordable and market rate housing are indistinguishable.

Affordable and market rate housing spread across the neighborhood with affordable housing occupying some of the prime spots.

Market rate buildings required to include more than 26% of their units affordable at 80% AMI.
Yesler Community Open Space Corridor

- Suite of outdoor amenities that connects both internally and with neighborhoods to the north and south
- Accessible path that helps people negotiate 160’ of elevation gain
Yesler Green Street Loop

Central street loop with places to sit and exercise stations
Generous sidewalks and planting strips provide safety and welcoming environment for pedestrians
Community Gardening and Farming

Pea patches provide small community gardens throughout the neighborhood.

An 1.5 acre urban farm co-op provides gardening and education opportunities as well as produce for BIPOC-led and owned organizations, businesses, and mutual aid efforts.
Parks and open space

1.75-acre central park
passive and active spaces, sports courts, and
Three pocket-parks totaling nearly 1 acre
Yesler Terrace Owners Association (YTOA)

- All building owners (not residents) are members
- Recorded Covenants, Conditions, and Restrictions (CCRs)
  - Maintenance
  - Public safety
  - Place Making
- Manages public areas within Yesler including
  - Pocket parks
  - Green street loop
  - Pedestrian pathway
  - Other common areas
- Supplements upkeep of areas of Yesler Park (owned by the City) and some private areas
Yesler Funding

- CNI Planning Grant in 2011
- Implementation grant in 2012
- Supplemental grant in ~2018
- City funding of $30MM for housing and infrastructure
- Sale of approximately 12 development sites to market partners to fund infrastructure and housing
- Housing funded with LIHTC, TE Bonds, public funds, and land sales
- Infrastructure funding: Land Sales, City of Seattle, HUD CNI grant, private grants

### Yesler Sources

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<thead>
<tr>
<th>Yesler Sources</th>
<th>Affordable Housing</th>
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<tr>
<td>LIHTC Equity</td>
<td>200,071,497</td>
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<td><strong>Total Sources</strong></td>
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Keys to Success

Broad stakeholder support and forging partnerships that share the vision

Rezone of the neighborhood

One-for-one replacement housing and Guaranteed Right to Return
THANK YOU

Terry Galiney, Development Director
Seattle Housing Authority
tgaliney@seattlehousing.org
Cook Park
Community of Practice Session - An investment in a climate-resilient future
Atlanta’s Vine City neighborhood has an incredible legacy of being the home to residents who CHANGED THE WORLD

King Family

Bond Family

White Family
A catastrophic event in 2002 was a defining moment for Atlanta to make an investment in resiliency for the future.
Collaboration made the impossible possible

- Community involvement as the heart of the project
- Collaboration with a variety of partners got the project started and kept it moving
- MOU executed between City and TPL in 2016
  - TPL tasked with fundraising, community engagement, design, construction management, & a year of maintenance
- Project was based on more than just contractual agreements
- One of the goals was to be able manage up to 9 million gallons of stormwater, reducing flooding for the 160 acres adjacent to the site
- Significant site remediation and utility relocation was necessary
Collaboration made the impossible possible

- Total project cost was about $40 million
  - $26m Department of Watershed Management
  - $14m Trust for Public Land
    (123 unique benefactors from $15 - $5m)
- 3 utility companies made significant relocation investments
- 10 Key Not-for-Profits
  - Community – Westside Future Fund
  - Workforce Training – Westside Works
  - Trees – Trees Atlanta
  - Paths – PATH Foundation
  - Statues – National Monument Foundation
  - Fitness – Urban Perform
  - Programming - Alliance for Activation of Cook Park,
    Westside Seniors on the Rise,
    Chris 180, & YMCA
It does my heart good to know that I’m putting back, where I used to once take from. So it helps me.

Mike Hill

Former resident and member of construction team at Cook Park
On July 7th, 2021, Atlanta celebrated the opening of Cook Park with the community.
Cook Park is an integrated collection and layering of unique community projects.

Fitness Zone – Urban Perform, Park Pride

Murals – VF Foundation

Statues – National Monument Foundation

Climbing Boulders – Chris180, The North Face
Cook Park is a testament to how a community can become stronger through collaboration & innovative design.
It is also an example of how water can be a source for inspiration, education, meditation, and restoration.
But most importantly, Cook Park is an example of how water can be utilized as recreation for ALL.
Walking in seeing the park was a bittersweet day - bittersweet because of the anniversary and the wonderful creation that has been made. I am in a hurry for it to get finished because I have some books that I want to sit and read and I want to get connected to nature.

Cheryl Hood

Vine City resident visiting Cook Park on the 18th anniversary of the flood
Our Purpose and Vision

**Vision**
A community Dr. King would be proud to call home.

**Mission**
To advance a compassionate approach to neighborhood revitalization that creates a diverse, mixed-income community, improves the quality of life for current and future residents and elevates the Historic Westside’s unique history and culture.
“Westside” Defined

- English Avenue
- Vine City
- Atlanta University Center
- Ashview Heights
- Atlanta BeltLine
- Hartsfield-Jackson International Airport
WFF’s Areas of Focus

We operate in four impact areas:

- **Mixed-Income Communities**, working to preserve and create a mixed-income community similar to how things were when Dr. King and his family lived here
- **Safety & Security**, working with the Atlanta Police Department and Foundation to provide homes for APD officers and cadets
- **Cradle to Career Education**, working with the new YMCA on early childhood learning, with APS on enhancing the learning environments and experiences within the Booker T. Washington High School cluster
- **Community Health and Wellness**, working with partners to develop new greenspaces and strive to improve the overall quality of life for our residents
WFF’s History

2014: Established to ensure that the benefits from the new Mercedes Benz Stadium would have a positive impact for Atlanta’s westside neighborhoods.

2015: Lindsay Street Park opens

2016: Vine City Park opens

2014-2016: worked with the community on the Westside Land Use Framework Plan which was unanimously approved by City Council in 2016.

2017: Rodney Cook Sr Park Groundbreaking

2018: closed on the $120M Impact Fund was created by Atlanta’s corporate leaders which provides WFF with flexible, patient, low-cost capital to secure land and finance projects.

2019: Kathryn Johnston Memorial Park opens


2021: Rodney Cook Sr Park Opens

2021: Microsoft announces plans to open new 90-acre campus one mile west of our service area
My Background

2008: Hired under Mayor Shirley Franklin’s administration to serve as the Program Director for a new organization called Atlanta BeltLine, Inc.

Oversaw the design and development of the BeltLine’s Eastside Trail and Historic Fourth Ward Park which opened in 2012 and 2013 respectively.

2016: Joined the Board of Directors of Park Pride and served two terms. Chaired the Grants Committee for the final three years of term.

2018: Joined Westside Future Fund as its first VP of Real Estate Development
Parks in Our Footprint

There are six parks and one trail located in our footprint with the BeltLine forming a portion of our western boundary.

Five of the parks (noted with asterisks) and the trails have been built in the past decade.

The new parks are a direct result of Park Pride’s PNA Study and were specifically designed to address the chronic flooding.
Our Land Holdings

WFF has intentionally focused its acquisitions along the James P. Brawley Drive corridor and around planned and new greenspaces.

WFF Single Family Properties

WFF Developed Multi-family Properties

WFF Undeveloped Multi-family Properties
Community Retention Guidelines

The WFF is deeply committed to community retention on the Westside.

In 2019, we adopted guidelines that prioritize households with ties to our footprint neighborhoods.

We support folks who:

- Live here
- Work here
- Learn here
1. **1,500 affordable housing units for legacy residents** (800+ financed/developed by WFF)

- WFF Multi Family Projects
- 3rd Party Projects
- To Goal

- 650 affordable rental units (<60% AMI) from WFF and 550 from 3rd party projects completed or underway to date, totaling **1,200**

2. **250 new single-family homes** that legacy residents can afford + help with down payments

- WFF Single Family Projects
- To Goal

- 42 new homes completed/sold to date

3. **Anti-Displacement Tax Fund**
   (deports philanthropic dollars to cover a homeowner’s rise in property taxes for up to 20 years)

- **133** legacy Westside homeowners have received ADTF support
Progress Towards Our Vision
395 James P. Brawley, 31 Multifamily Units
Progress Towards Our Vision
356 James P. Brawley, 8 Multifamily Units

Before

After
Progress Towards Our Vision
613 Echo, 7 Multifamily Units
Across Echo Street from Mattie Freeland Park
Progress Towards Our Vision
400 Paines Avenue, 6 Multifamily Units
Located one block from *Kathryn Johnston Memorial Park*
Currently under construction, 839 Boone spans the entire block between Oliver Street and Paines Avenue and will be WFF’s first mixed-use project.

In addition to 33 affordable apartments, the project includes three commercial suites that will support neighborhood scale retail.

The project is currently on scheduled to be completed in late 2024/early 2025 and is being funded in part by a grant from the Woodruff Foundation.
Currently in permitting and contractor bidding, 646 Echo is uniquely situated one block from Mattie Freeland Park and the Westside BeltLine Connector Trail.

Additionally, the building sits directly across Hollowell Parkway from the Echo West mixed use development project which boasts 292 residential units, 300k square feet of office space and 50k square feet of retail space.

Groundbreaking is anticipated for Summer 2024.
280 James P. Brawley Drive
16 units
Across JP Brawley Drive from Kennedy Park
Currently procuring design services

16-unit multifamily building located directly across the street from Kennedy Park and Hollis Innovation Academy
Oliver Street Assemblage
120 units across 3+ acres
Across North Avenue from Lindsay Street Park
Currently preparing LIHTC applications

Approximately 120 affordable multifamily units located immediately adjacent to Peace Prep Academy.
KJMP Development Block
60 units of multifamily with up to nine single family homes over 2.2 acres
Across Proctor Street from Kathryn Johnston Memorial Park
Assemblage completed in early 2024

Nine single-family homes and approximately 60 units of multifamily located directly across the street from Kathryn Johnston Memorial Park
Progress Towards Our Vision of a **Mixed-Income Westside**

1. **1,500 affordable housing units for legacy residents** (800+ financed/developed by WFF)
   - WFF Multi Family Projects
   - 3rd Party Projects
   - To Goal
   - 650 affordable rental units (<60% AMI) from WFF and 550 from 3rd party projects completed or underway to date, totaling 1,200

2. **250 new single-family homes** that legacy residents can afford + help with down payments
   - WFF Multi Family Projects
   - To Goal
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3. **Anti-Displacement Tax Fund** (deploys philanthropic dollars to cover a homeowner’s rise in property taxes for up to 20 years)
   - 133 legacy Westside homeowners have received ADTF support
Affordable Single-Family Homes

We develop affordable single-family homes and offer down payment assistance to buyers in need.

A 10-year, 0% interest, forgivable loan for families who purchase WFF-sponsored homes and live there. It’s “last dollar” support based on household income. Principal reduces over time—no principal payments due unless sold within 10 years.

Maximum WFF assistance (as of January 2024)

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<tr>
<th>Income Range</th>
<th>Assistance Limit</th>
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<tr>
<td>Less than $81,680 (80% AMI)</td>
<td>up to $60,000</td>
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<tr>
<td>$81,861- $91,890 (80-90% AMI)</td>
<td>up to $40,000</td>
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<tr>
<td>$91,891- $102,100 (90-100% AMI)</td>
<td>up to $20,000</td>
</tr>
<tr>
<td>$102,101-$122,520 (100-120% AMI)</td>
<td>up to $10,000</td>
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Average down-payment assistance is $50k per homeowner.
Progress Towards Our Vision
Proctor Street between Oliver and Paines adjacent to Kathryn Johnston Memorial Park

Four new build homes and three renovated homes completed along this block.

New homeowners include an APD officer and his family, a Morehouse School of Medicine professor, and alums of Spelman, Clark Atlanta, Morehouse, and ITC.
Two new build homes and four renovated homes completed or underway along this block.

New homeowners include a Fulton County educator, a Spelman professor and an employee of the Atlanta Falcons.

The block is also home to one of our ADTF families, Thelma and Keith Reneau.
Progress Towards Our Vision of a **Mixed-Income Westside**

1. **1,500 affordable housing units for legacy residents** (800+ financed/developed by WFF)
   - 650 affordable rental units (<60% AMI) from WFF and 550 from 3rd party projects completed or underway to date, totaling 1,200
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   - (deploys philanthropic dollars to cover a homeowner’s rise in property taxes for up to 20 years)
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**WFF Multi Family Projects**

**3rd Party Projects**

**To Goal**
Thelma Reneau

“"I’m supposed to be here. This is my family home. With this program, I do not have to pay the increased taxes on my home. I thank Westside Future Fund just for seeing this need for us seniors. So I’m hoping that in the near future, we could see a whole new light, and see the people who are already here, that they can stay here and build up.”
Thank You!

Lee J Harrop, PE, LEED AP
Vice President of Real Estate Development
lee@westsidefuturefund.org