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# **Parks Plus: Affordable Housing**

## ***Session 4***

**May 1, 2024**



# 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.

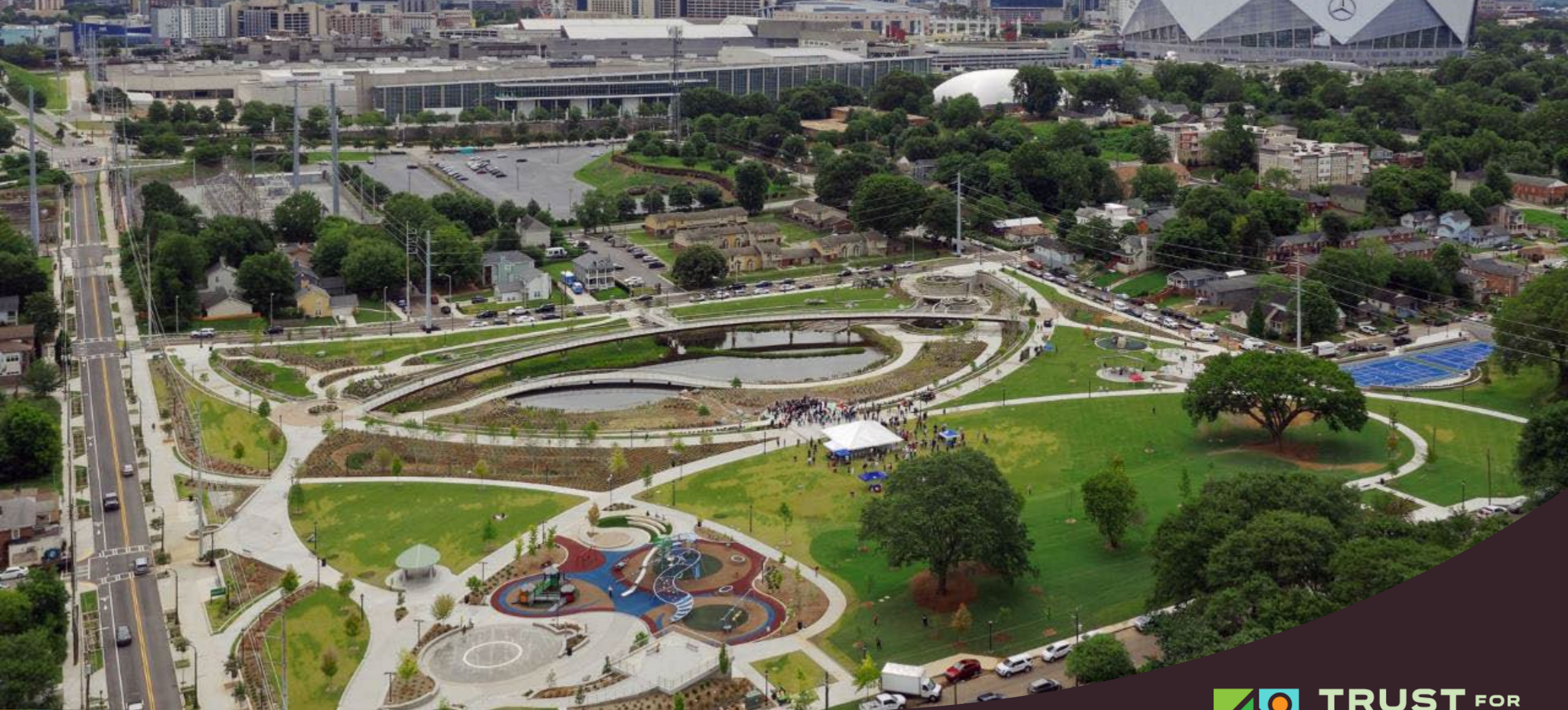


# Yesler Redevelopment

Terry Galiney  
Development Director  
Seattle Housing Authority







# Cook Park

Community of Practice Session - An investment in a climate-resilient future



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Westside  
Future Fund

The background features large, stylized, overlapping yellow and grey geometric shapes that resemble the letter 'W' or a series of slanted parallel lines. A semi-transparent grey horizontal bar is positioned across the middle of the image, serving as a backdrop for the main title.

# Trust for Public Land Parks Plus: Affordable Housing

May 1, 2024



# 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





E - Langston Hughes Performance Arts Inst.

1 - Harborview Medical Center





# 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 & ARCHITECTURE  
GATEWAYS W/ ART BARRIERS  
ON HISTORY OF Y.T.  
USE COLOR - ART CLASS  
RECOGNIZE IMPORTANT  
CULTURAL EVENTS IN  
ART, SCULPTURE, AND  
NATURE

DOWN TOWN  
OLYMPIC  
STADIUM, CITY SIDE

SPOT LIGHTS, VIEW OF  
AMAZON BUILDING

TREE CANOPY SERVES AS BUS SHELTER

CREATE PARKS, MINI PARKS & FIELDS  
PRESERVE CURRENT PARK AT 9TH & ALDER

PA  
CI

# Major HOPE VI and CNI Neighborhood Developments

## **New Holly**

1995 – 1,400 units across 100 acres

## **Rainier Vista**

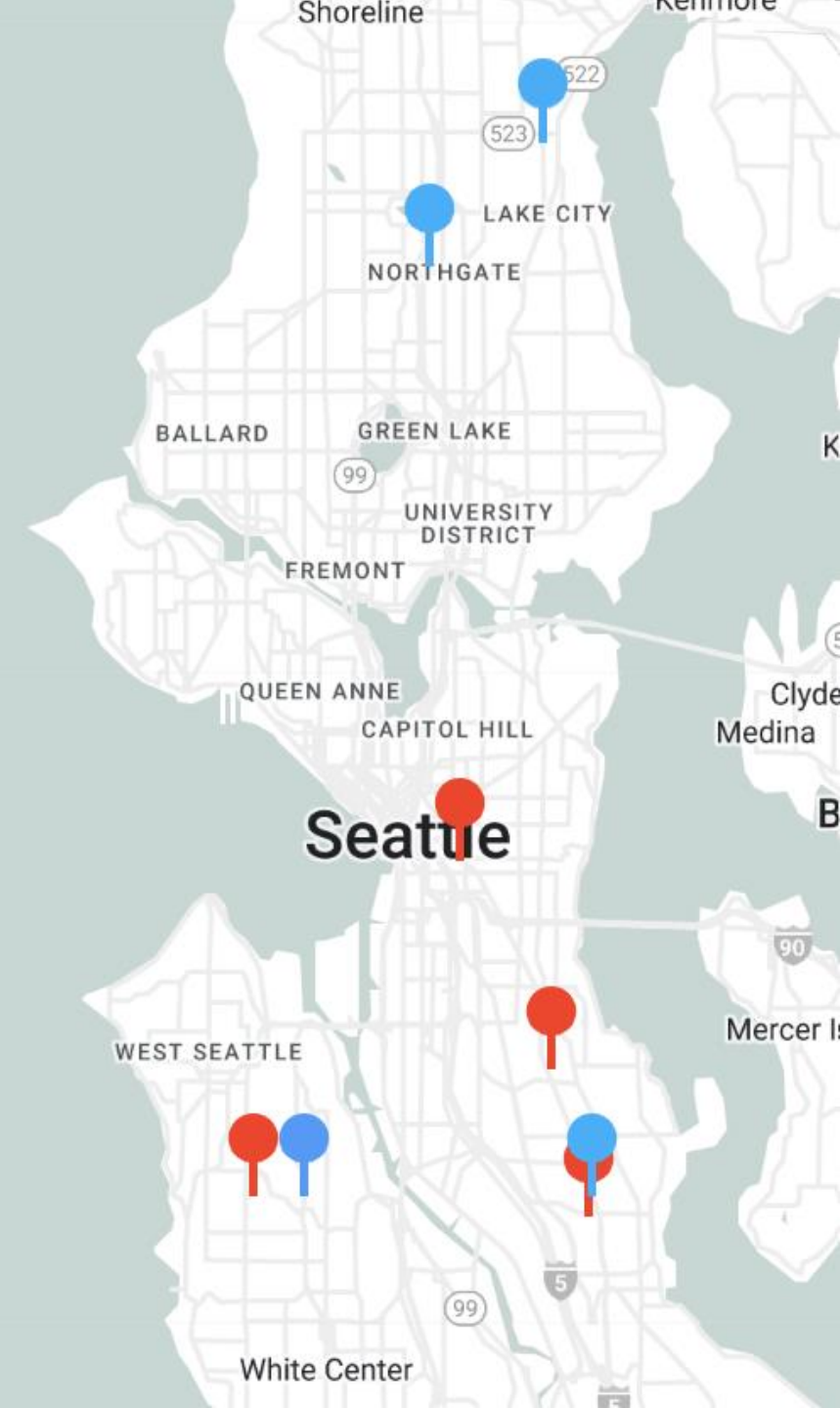
1999 – 900 units across 65 acres

## **High Point**

2000 – 1,500 units across 120 acres

## **Yesler Terrace**

2010 – 4,000 units across 30 acres



# The Citizen Review Committee

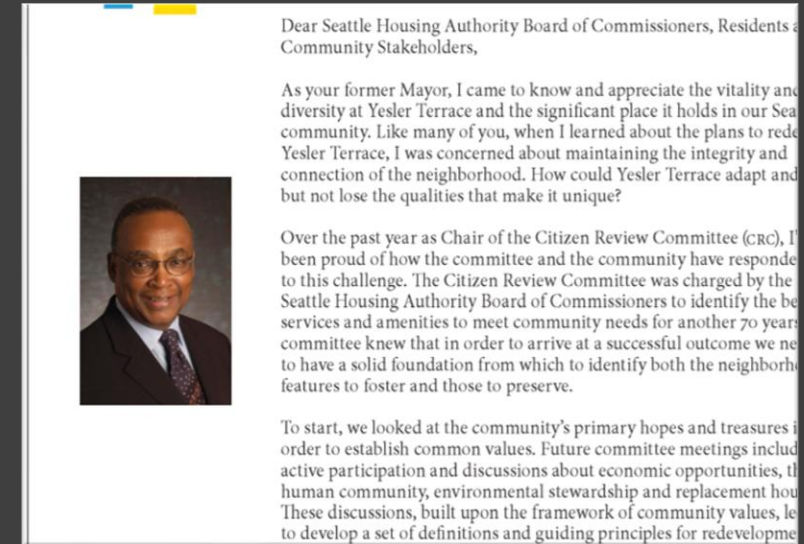
## CRC Established in 2006

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







# 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.





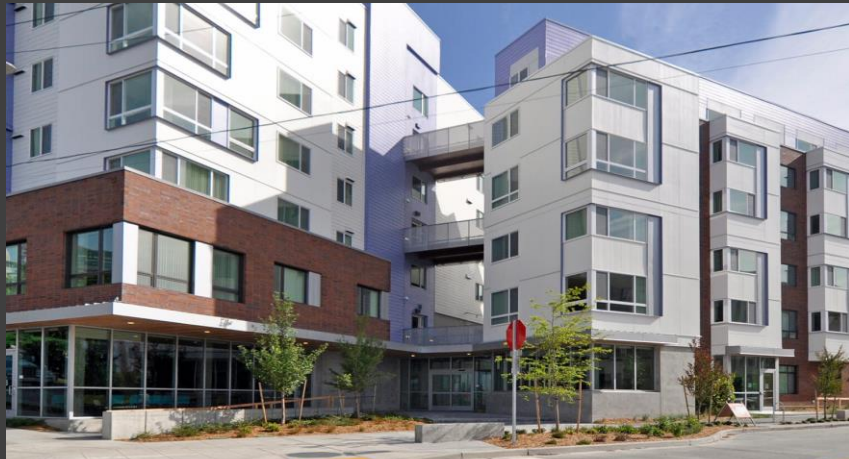


# Housing at Yesler Terrace

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







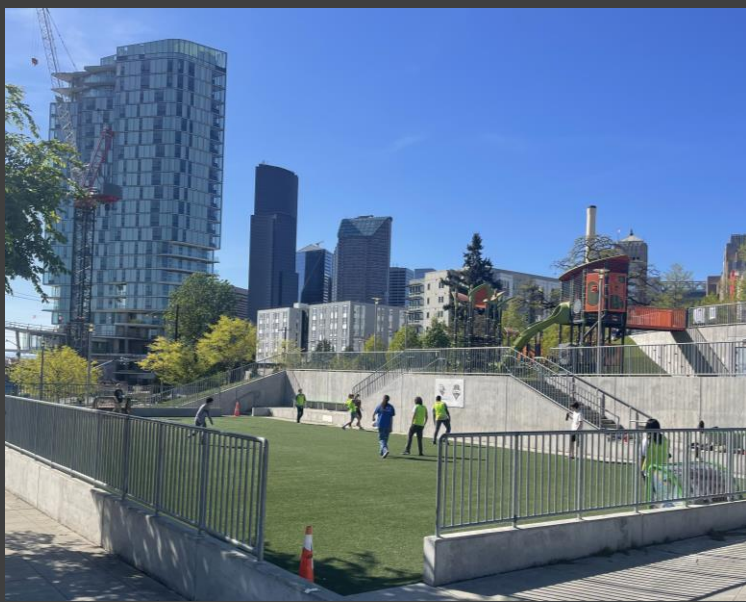
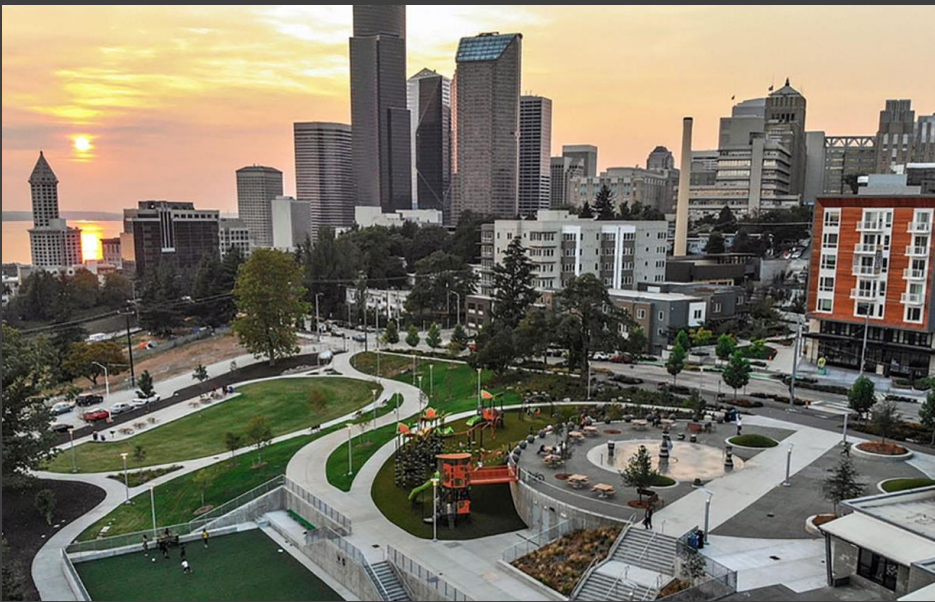
# Community Gardening and Farming

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	Affordable Housing
LIHTC Equity	200,071,497
Tax Exempt Debt	90,744,740
SHA Land Sale Proceeds	105,726,625
HUD CNI Grant	21,645,356
City of Seattle	14,010,389
Deferred Fees	12,440,505
<b>Total Sources</b>	<b>444,639,112</b>

# 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**







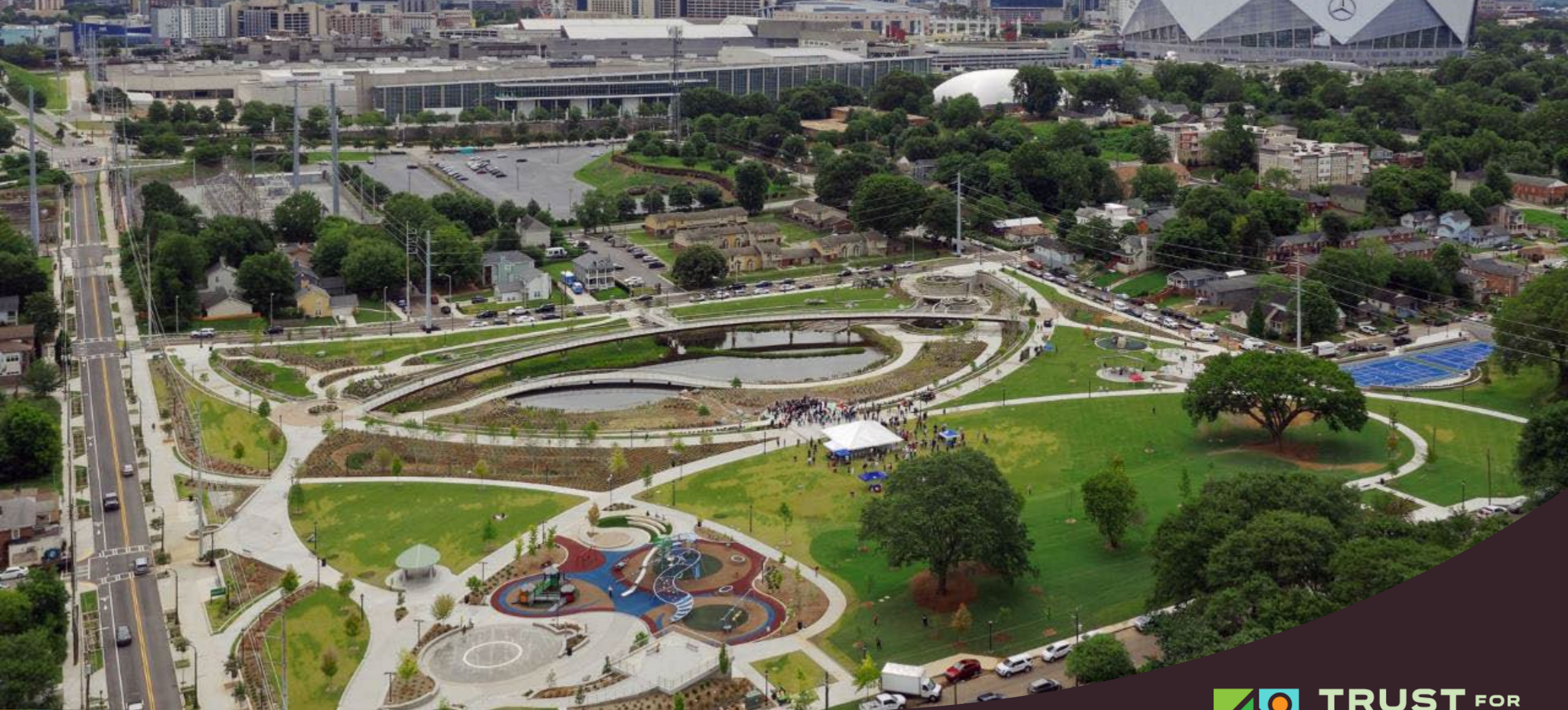
THANK YOU

Terry Galiney, Development Director

Seattle Housing Authority

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# Cook Park

Community of Practice Session - An investment in a climate-resilient future



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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

## Flooded Vine City residents: Sewers spewed like geysers

By MILO IPPOLITO  
and DAVID BENNETT  
mippolito@ajc.com

Residents of Atlanta's westside neighborhoods say blocked storm drains, not heavy rains, caused floods that forced them to flee their homes.

"I don't think it's an act of God. I think it's an act of negligence on behalf of the city and the sewer system," area resident Mashoun Terry said of the weekend floods in Vine City, Washington Park and Southwest Atlanta.

About 200 flood victims met Monday with Mayor Shirley Franklin and other city officials at a Vine City church. City officials say 3 inches of rain was a major factor in the flooding, but they are investigating other possible causes.

Fire Chief Winston Minor, police Chief Richard Pennington and Watershed Management Commissioner Jack Ravan attended as well to field questions and criticisms.

"We recognize that this has been a huge, huge, huge impact on your lives," Franklin said.

Residents say storm sewers erupted like geysers during a Saturday night downpour, forcing them to wade through 4 feet of dirty water.

"The sewer was just going up in the air like a big old water fountain," Ernestine Merrifield said Monday.

A manhole cover was blown off a storm sewer on heavily flooded Oliver Street, and police closed a section of Walnut Street where the



PHOTOS BY NICK ARROYO / STAFF

Landlord Randal Fleming cleans up property damaged by flooding in Vine City, where sewers overflowed and, in some cases, resembled what one resident called "a big old water fountain." The Red Cross said 169 homes were flooded.

pavement had buckled around another manhole cover. The water flooded 169 homes, according to the American Red Cross. Cars were ruined. Dogs and cats were drowned. But no people were reported injured.

Gov. Roy Barnes declared the flooded Atlanta neighborhoods disaster areas on Monday. That allows Atlanta to receive financial and physical help from the Georgia Emergency Management Agency.

Franklin noted that the city has begun a \$3 billion overhaul of its "broken" sewer system. "This is an indication it's very broken,"

Franklin said earlier Monday.

Interim Public Works Director John Griffin said city crews found sticks, rocks and leaves blocking the storm drains. Residents described routinely seeing trash, tires, carpets and construction debris clogging storm drains. The city has about 20 workers whose primary duties are keeping 2,100 miles of storm lines clean, Griffin said.

"We can clean the system today, but in three or four hours if it rains you've got the same problem again," Griffin said.

Some residents and property owners on the low-lying streets west of downtown want the city to compensate them for the damage.

"We're obviously expecting the city to step in and support us," said landlord Randal Fleming, who Monday morning was repairing his small rental house just downhill of the new Georgia World Congress Center expansion. He thinks the new construction nearby may have overburdened the city storm sewer system, dumping the overflow onto Vine City.

Others said more than



# 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 7<sup>th</sup>, 2021, Atlanta celebrated the opening of Cook Park with the community





**Cook Park is an integrated collection and layering of unique community projects**



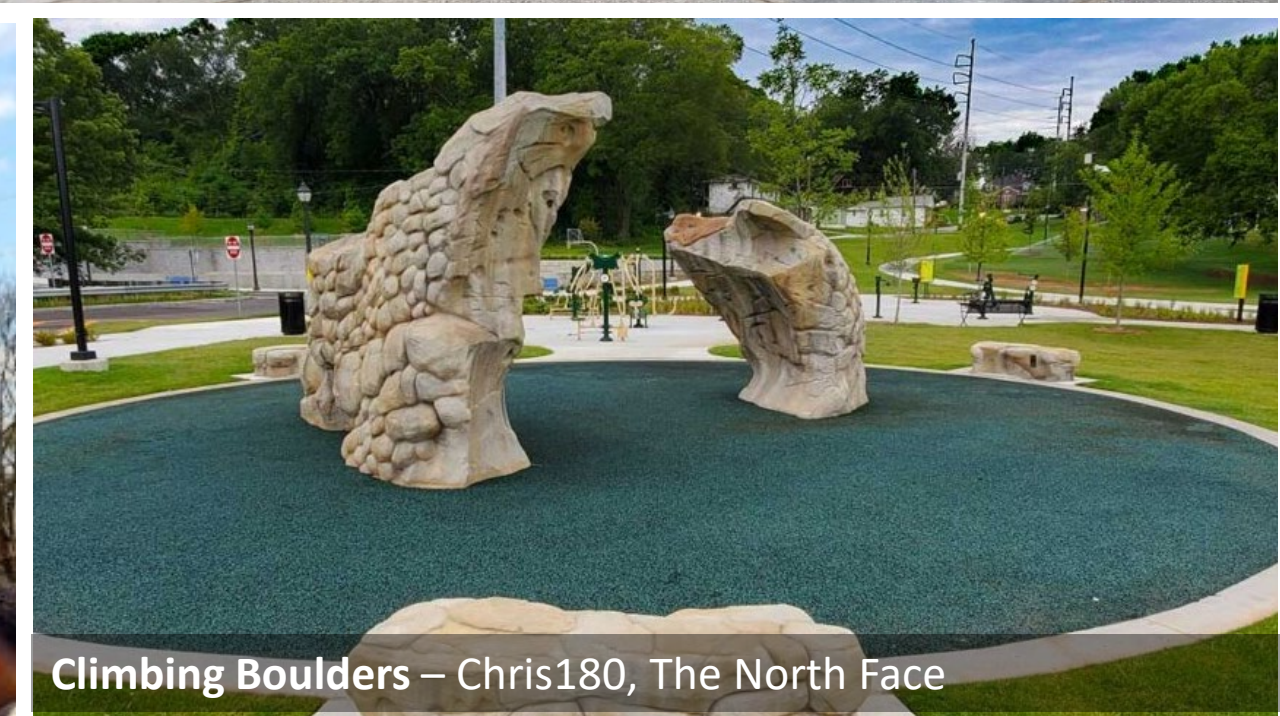
**Fitness Zone** — Urban Perform, Park Pride



**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 18<sup>th</sup> anniversary of the flood



Westside  
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# **Trust for Public Land Parks Plus: Affordable Housing**

**May 1, 2024**



# Our Purpose and Vision



## Vision

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



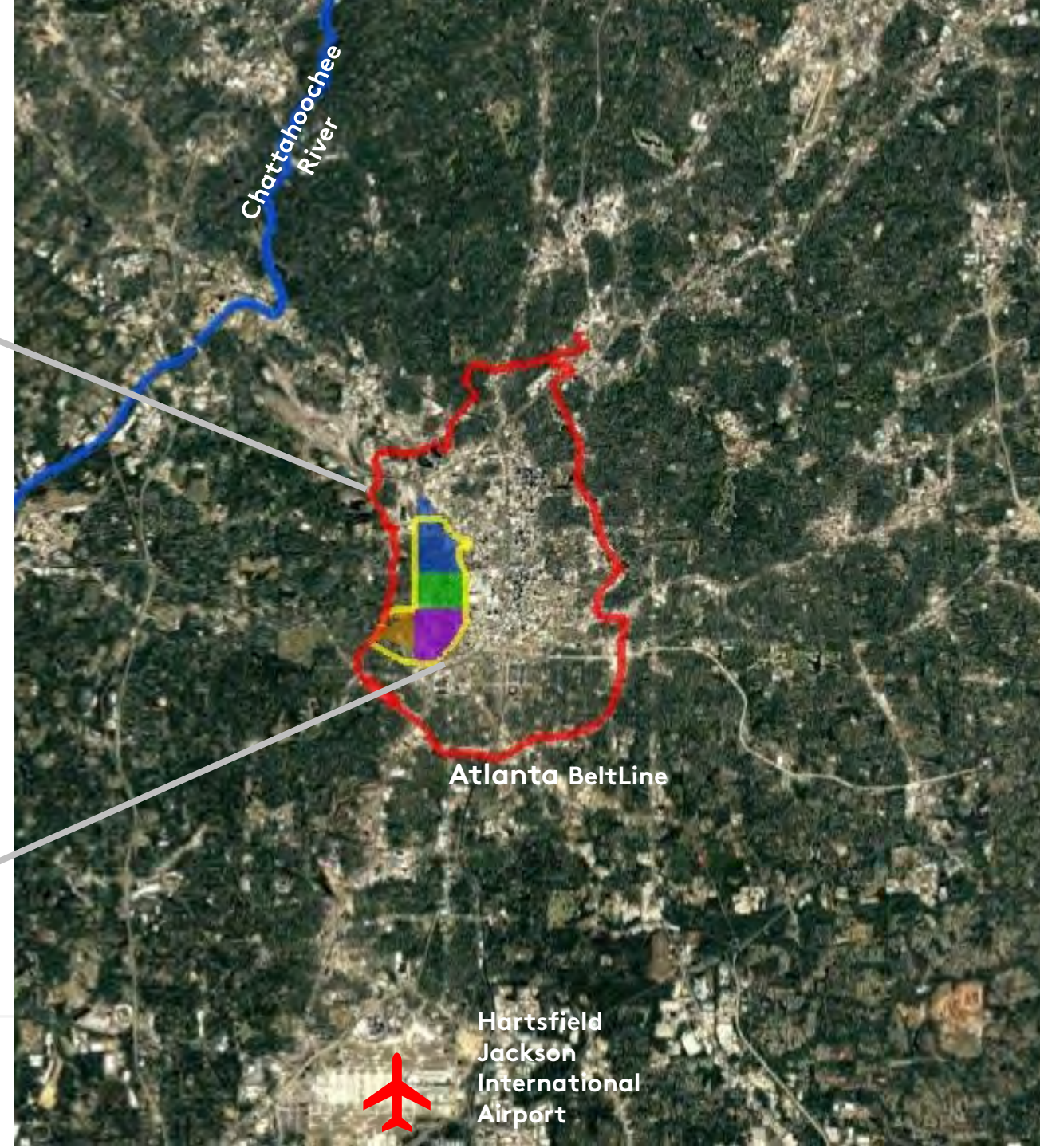
## Mission

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





# 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

2019-2020: Land Use Framework codified by Special Public Interest (SPI) Zoning by City Council.

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.



**Lindsay Street Park\***

**Kathryn Johnston Memorial Park\***

**Kennedy Park**

**Dean Rusk Park**

**Maddox Park**

**Washington Park**

**Westside BeltLine Connector Trail**

**Mattie Freeland Park**

**Cook Park\***

**Vine City Park\***

**Cleopas Johnson Park**





# 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





# 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 Single Family Projects**     **To Goal**

- **42** new homes completed/sold to date

**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





# Progress Towards Our Vision

395 James P. Brawley, 31 Multifamily Units

After



Before





# 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*



Before



After





# Progress Towards Our Vision

400 Paines Avenue, 6 Multifamily Units  
Located one block from *Kathryn Johnston Memorial Park*

After



Before





## 839 Joseph E Boone Boulevard

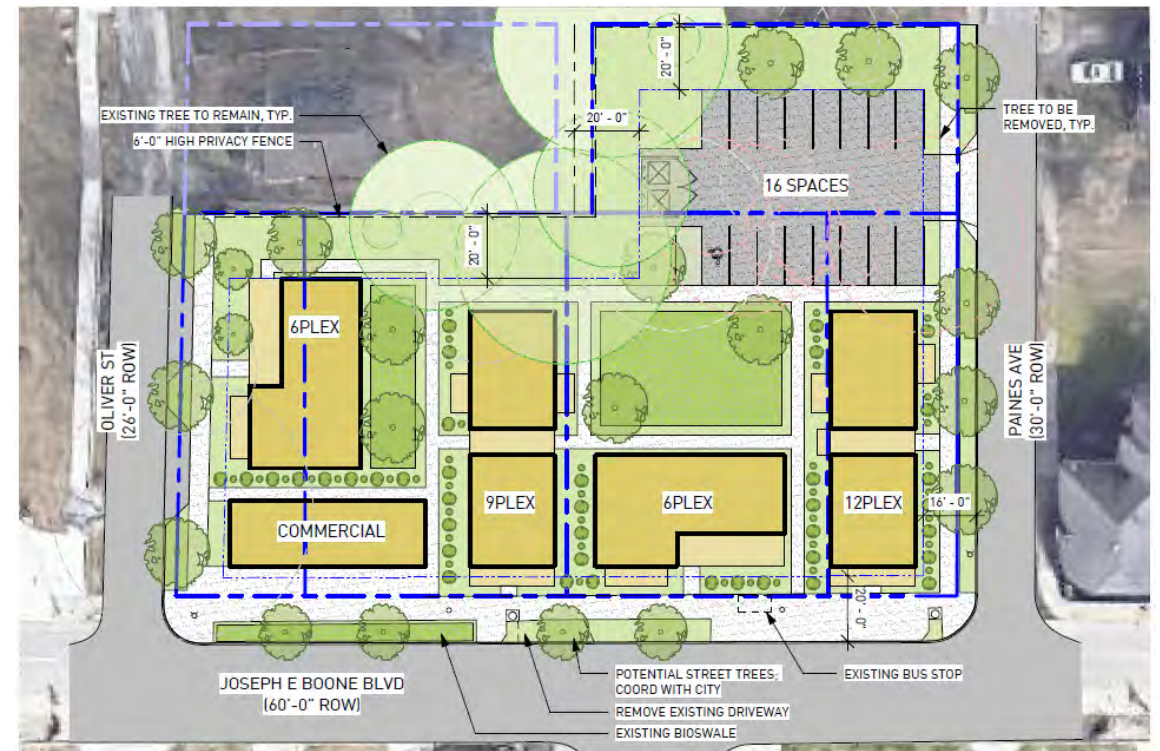
33 units with three commercial suites

Across Oliver Street 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.





## 646 Echo Street

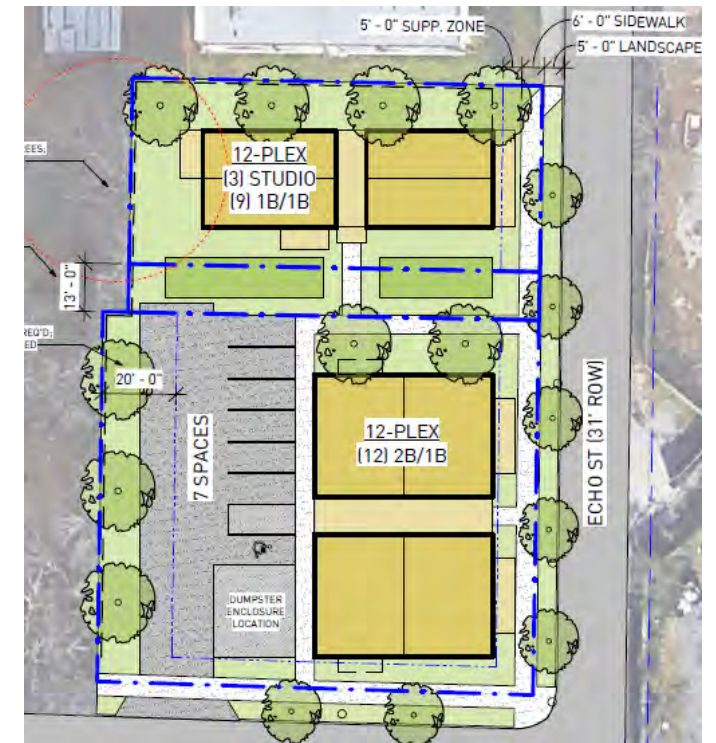
24 units

Located one block from *Mattie Freeland Park* and *Westside Connector Trail*

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



Current



Future



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



Current

Nine single-family homes and approximately 60 units of multifamily located directly across the street from Kathryn Johnston Memorial Park



Future





# Progress Towards Our Vision of a **Mixed-Income** Westside

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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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# Homeownership

## 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)

Less than \$81,680 (80% AMI)	up to \$60,000
\$81,861- \$91,890 (80-90% AMI)	up to \$40,000
\$91,891- \$102,100 (90-100% AMI)	up to \$20,000
\$102,101-\$122,520 (100-120% AMI)	up to \$10,000



Average down-payment assistance is **\$50k per homeowner.**



# Progress Towards Our Vision

Proctor Street between Oliver and Paines adjacent to Kathryn Johnston Memorial Park

After

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.



Before



## Progress Towards Our Vision

James P. Brawley Drive between Cameron Alexander Blvd and North Avenue

After

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.



Before



# Progress Towards Our Vision of a **Mixed-Income** Westside

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# Anti-Displacement Tax Fund

## 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 area 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](mailto:lee@westsidefuturefund.org)