

Attachment E: Neighborhood Revitalization Strategy Area (NRSA) Report

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Attachment E - White Center Neighborhood Revitalization Strategy Area Report

Strategy	Outcome	Baseline Data	Benchmark	Benchmark Progress 2010	Benchmark Progress 2011	Benchmark Progress 2012	Benchmark Progress 2013	Benchmark Progress 2014	Total Benchmark Progress
Provide support to and partner with organizations to provide technical assistance to entrepreneurs and small business owners	Businesses are stable, able to expand and hire more staff.	There are approximately 350 businesses in the NRSA and over 600 in the CDP. Many of these need help with financial, marketing, operations, and staffing in order to position themselves better to recapture the retail spending leakage from White Center.	Total number of businesses will remain stable or increase. The partners in this effort will provide technical assistance to 25 entrepreneurs and business owners to help achieve this.	Technical assistance was provided to 11 businesses located in White Center and/or to residents of White Center who own a small business.	Technical was assistance provided to 9 businesses located in White Center and/or to residents of White Center who own a small business.	Technical assistance was provided to 18 businesses located in White Center and/or to residents of White Center who own a small business.	Technical was assistance provided to 1 business located in White Center and/or to 2 residents of White Center who own a small business.	Technical assistance was provided to 5 residents of White Center who own a small business.	Benchmarks met. Funded microenterprise programs served 46 businesses that were either located in White Center and/or owned by residents of White Center.
Assist property owners and business owners with façade/tenant improvements.	Deteriorated storefront facades are upgraded to a presentable and marketable appearance.	Many buildings in the central business district were built in the 1920s and 1930s and the storefronts are in extremely deteriorated conditions.	Provide technical assistance and/or funding to improve the storefronts of 30 - 40 businesses.	Since the beginning of the initiative in White Center, 30 storefronts received technical assistance and/or funding to upgrade their storefront.	No activity in 2011.	No activity in 2012.	No activity in 2013.	No activity in 2014.	Benchmark met. 30 storefronts received TA and/or funding to upgrade storefronts.
Assist the community with any need for a new business association/organization in the area that will focus on the needs of culturally and ethnically diverse business owners.	If feasible and desirable, such an organization is established.	No such organization is active at this time.	Explore and analyze need for and viability of such an organization. An organization will be established if appropriate.	Exploration of this issue in process during 2010.	A long-standing White Center Community Development Association has been performing many of the functions identified for this benchmark in 2011, consequently, the community may decide that there is not a need for a new organization.	The White Center Community Development Association continues to perform many of the functions identified for this benchmark along with the White Center Chamber of Commerce. The Chamber of Commerce created a business directory website, spearheaded the development of the Buy Fresh website that highlights nine produce markets in White Center with a coupon, and actively promotes the business district through events and other website promotions.	The White Center Community Development Association held their annual Community Summit. KCHA and King County Staff participate in the annual workshop. In addition they held a foreclosure prevention workshop in November.	The White Center Community Development Association held their annual Community Summit. Other annual events in the White Center "Global Village" include a monthly Art Walk, a celebration of the Cambodian New Year, Spring Clean, Jubilee Days, Rat City Recon, Promise Summer Celebration, and a Tree Lighting ceremony.	Benchmarks met. The White Center Community Development Association and the White Center Chamber of Commerce have actively promoted and built community within White Center. There is an ongoing neighborhood revitalization effort, a garden/pea-patch at White Center Heights Park and an annual spring clean beautification of downtown White Center with local Parks and schools with 600 volunteers. The White Center Community Association has successfully advocated for the locating of a King County library in White Center. On March 28, 2014 the Mount View Elementary School organized a 5k Walk & Run. This superhero themed event unifies the White Center community, while promoting a health lifestyle and raises money for three local organizations.
Provide training to residents of the NRSA who wish to start a business venture.	Residents start new businesses in White Center.	Approximately 350 businesses exist in the NRSA. There is no current data available on how many residents wish to start a business, however, unemployment is high in the neighborhood, so there is some motivation and a willing workforce to start new businesses.	Growth in the number of businesses from 2005 – 2015. Recruit participants and provide 10 workshops or seminars on business development to residents over the next five years.	In 2010, five workshops on business development were held for businesses located in White Center and/or to residents of White Center who own a small business.	In 2011, 14 workshops on business development were held for businesses located in White Center and/or to residents of White Center who own a small business.	In 2012, ten workshops on business development were held for businesses located in White Center and/or to residents of White Center who own a small business.	There were no workshops conducted in 2013.	There were no workshops conducted in 2014.	Benchmark met. 34 TA workshops have been provided to white center residents from microenterprise programs under contract with King County.
Provide training and employment opportunities to low-income residents.	Area residents have access to jobs that provide a wage of at least \$9.00/hour with benefits.	Nearly 15 percent of the area's population lived below the poverty level in 2000. Unemployment is currently over 10 percent, well above the county average	Unemployment in the NRSA declines and becomes comparable to countywide rate. 150 residents are placed in livable wage jobs by the end of the NRSA plan period.	In 2010, the King County Jobs Initiative (KCJI) served 19 White Center residents, of which 12 were placed into jobs; in addition, a total of 11 jobs were created/retained through microenterprise assistance to businesses located in the White Center NRSA and/or owned by residents of the White Center NRSA.	In 2011, KCJI served 17 residents from White Center of which ten were placed into jobs. Of the 17 clients served, 14 attended and completed occupational training. The creation of White Center Square resulted in 46 new ongoing jobs in shops in the square in 2011.	In 2012, KCJI served 14 residents of which seven were placed into jobs. Of the 14 clients served, 13 attended occupational training. Twenty two jobs were retained by microenterprise businesses and small businesses.	In 2013 the Employment Education Resource program placed 18 White Center residents into jobs.	In 2014 the Employment Education Resource program placed 33 White Center residents into jobs.	Benchmark met. 151 jobs have been created and/or retained serving the White Center NRSA area.
Provide Section 108 loan assistance for economic development opportunities within the NRSA.	Neighborhood is revitalized through economic development project that creates living wage jobs.	There were 3,112 jobs in the NRSA in 2005. Not all of these were living wage jobs. Nearly 15 percent of the area's population lived below the poverty level in 2000. Unemployment is currently over 10 percent, well above the county average.	The total number of jobs in the White Center area is increased from 2005 level, and the poverty rate declines from 2000 level. At least 60 living wage jobs are created in the NRSA.	Construction of White Center Square was completed, and the new 26,000 square foot retail development on the largest vacant parcel in downtown White Center opened in November 2010. HUD approved a \$6.25 million Section 108 loan for funding this \$11 million project in 2009. The project created 64 good-paying construction jobs.	The White Center Community Development Agency opened Unity Village a 30 unit family apartment project in the heart of the White center community. This apartment building serves the diverse community in a culturally sensitive manner and employs 1.5 FTE staff, paying a livable wage.	The White Center Community Development Agency continues to advocate for the development of a new King County library to be located in White Center.	The White Center library is being redeveloped on the existing site with 10,000 square feet of space with more materials, computers, wireless access and a children's and teens section. Two pubic meetings were held including one with NBBJ, the architectural firm retained, hosted a public meeting in 2013 for community input on the redesign and key features. These include natural lighting, the front entry and the parking lot. Construction is slated to begin in the third quarter of 2014.	The White Center library is slated to start construction this spring. The Unity Village Apartments are fully occupied and have a waiting list. The White Center Square is operating with seven businesses.	Benchmark met. In an area rife with blight and criminal activity, the White Center Plaza was completed and now hosts seven retail establishments including a grocery store, two clothing stores, vision center, and two restaurants. These businesses generate approximately 60 full time jobs. Debt service is being made on the Section 108 loan. This project leveraged new market tax credits and serves as a success story for community revitalization.

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Work with community partners to create new mixed-use and mixed-income housing opportunities, specifically including low-income and workforce housing serving households earning 80 or less of the area median gross income, and to improve the overall housing stock.	Housing - Neighborhood is revitalized through new and improved housing stock.	Housing I - Park Lake Homes I contained 569 units of severely deteriorating public housing units in 2008, with a high concentration of households in poverty living at the project. The homes, roads, utilities and drainage systems were all substandard and obsolete.	By 2014, approximately 1,000 new mixed-income rental and ownership units will be built to replace the deteriorated units at Park Lake I, with 120 rental vouchers to very low income households to be project-based at the site.	Greenbridge is the name for Phase I of the HOPE VI redevelopment of Park Lake. In 2010 new colorful and energy-efficient rental homes have replaced the barracks-style duplexes that formerly dotted the 95-acre site. Construction of the rental housing was nearly completed in 2010. A community center in the center of the campus was renovated using CDBG funds and other funds, and a new YWCA Learning Center, a new King County library, and retail/commercial space have been constructed at the site.	In 2011, 472 rental units were completed and occupied with residents; 120 project based vouchers were issued to low-income households with a right to return to live at Greenbridge; in addition, 52 tenant-based vouchers were converted to project-based vouchers for tenants with a right to return; and 40 additional tenant-based vouchers are being used in rental housing by non-right to return households. In 2011 seven ownership homes affordable to households earning 80% of AMI or less were completed and five of the homes were sold. KCHA is waiting for market conditions to improve before offering the remaining land for ownership housing development for sale.	The 472 rental units were completed in 2011. Forty nine lots were sold in 2012. Of the seven for sale homes serving homebuyers at or below 80% AMI that were completed in 2011, four were sold in 2012, leaving one remaining to be sold. Market conditions are improving in the last quarter of 2012 and KCHA is hopeful that they will see more sales activity in 2013.	The rental units were completed in 2011. With market conditions improving, KCHA has a purchase and sale contract for the purchase of the last tract of land for the market rate housing. Part of the agreement will include the completion of the pedestrian path through the development.	In addition to the rental units previously developed and in operation, 25 market rate homes were sold.	Benchmark met for affordable component. Progress is being made for the market rate housing. All rental units completed (472 units); Sixty four homes will be developed and 39 have been sold, consisting of 15 affordable and 24 market rate; 212 vouchers were issued to low-income households to assist them to live at the new Greenbridge. KCHA is in negotiations with a developer to purchase the last phases with anticipated build out sometime in 2018. With the economic downturn of 2009, the market rate portion of these developments (Greenbridge and Seola Gardens) were essentially halted. The market has restarted and activity is resumed. The KCHA forecasts that the remaining homes will be sold in the next four years.
		Housing II - Park Lake Homes II contained an additional 165 units of severely deteriorated public housing, with a high concentration of households in poverty living at the project. The homes, roads, utilities and drainage systems were all substandard and obsolete.	Park Lake Homes II will provide 177 new affordable rental units, and another 107 ownership homes by 2015, with 10 vouchers to be project-based at the new rental housing.	Seola Gardens is the name for Phase II of the HOPE VI redevelopment of Park Lake Homes II. The first phase of rental housing began construction in 2010, to be completed by 2013.	The first phase of rental housing was completed and 25 rental homes were occupied by residents in 2011.	The Providence Joseph House was completed in 2012 (formerly called Chinook Winds) providing 65 units of housing with 54 units of Project Related Assistance Contract (PRAC), and ten project based vouchers and one manager's unit. Fifty four lots were sold in Seola Gardens in 2012. One house was completed but not sold.	Of the 108 market rate homeownership lots, 35 homes were completed and 19 are under construction.	The remaining 54 lots were sold, completing the land development transaction.	Benchmark met for the affordable component. KCHA completed 177 units of affordable rental housing and 108 units of market rate for sale homes. Half of the market rate homes have been sold. Seola Gardens' 6,500 foot community center provides educational opportunities for residents of all ages. An on-site Head Start facility, after-school tutoring, a computer lab, and a multicultural learning programs help youth succeed in school.
		Housing III - Housing Repair; no current data on the number of other homes needing repair, but efforts will be made to identify homeowners who qualify for home repair and weatherization programs.	50 housing units are repaired/improved through housing repair and/or weatherization program.	Nineteen (19) eligible households were provided with housing repair loans and services. This includes a lead based paint grant to one household, seven households receiving weatherization services, and two manufactured home grants provided to mobile home owners in the White Center NRSA.	Twelve (12) eligible households were provided with housing repair loans services, seven of which were weatherization services in the White Center NRSA.	Eight (8) eligible households were provided with housing repair loans and weatherization services in the White Center NRSA.	Eighteen (18) eligible households were provided with housing repair loans and weatherization services in the White Center NRSA.	Thirty two (32) eligible households were provided with housing repair loans and weatherization services in the White Center NRSA.	Benchmark met. Eighty nine (89) housing units have been repaired and improved for health and safety, building preservation and/or energy conservation in the White Center NRSA from 2010 through 2014.
Work with the Department of Transportation's Transit Oriented Development Program (TOD) to locate a TOD project in the NRSA.	Smart urban design that promotes the use of public transportation is incorporated into the neighborhood.	There is currently no TOD in White Center, although there are several bus routes available.	TOD project is successfully located in White Center business area.	Negotiations for park and ride stalls in White Center broke down.	Cutbacks in funding curtailed ability to create a transit center in White Center at this time.	Current funding and development considerations are not favorable for a TOD project in the NRSA.	Current funding and development considerations are not favorable for a TOD project in the NRSA.	Developments near future light rail sites are being prioritized for TOD projects.	Benchmark not met. TOD effort has not been successful to date, and is unlikely to move forward due to funding limitations and other issues cited.
Work with community partners on the 96 th Street initiative to create a safe and well-lit walking connection between the business district and the residential neighborhood, including the new housing at Greenbridge.	Smart and safe walkways and public spaces that encourage walking in the community and to the local business district.	There is no safe pedestrian connection from the new Greenbridge development to the Central Business District.	98 th Street walking connection is completed and provides a safe and convenient pedestrian connection.	On July 20, 2009, the King County Roads Division began construction on a safe and attractive pedestrian corridor along SW 98th Street. Project funding consists of \$700,000 from King County, supplemented with \$1,342,000 of 2009 ARRA. The project will provide direct access to the White Center Business District for the residents of the Greenbridge HOPE VI housing community through an access point at a 15-foot wide stairway, along with 12-foot wide, 640-foot long, ADA compliant ramps reaching on each side of the stairway. Artwork is incorporated in the project design, including landscaping plantings and sculpting of the earth between and around the stairway and ramps.	King County began work to rehabilitate the Steve Cox Memorial Park in the White Center NRSA with CDBG funds, and much of the work was completed in 2011. The park will be safer and more accessible to the community for recreation, including refurbished tennis courts; Roads project still in process and to be completed in 2012.	A significant portion of the pedestrian connection has been completed. See the photos on the next tab in the excel sheet. A well lit path with landscape sculptures which double as soil stabilizers provides a safe and pleasant access to Greenbridge from 98th Street. There is bulk land for sale between the two connection points. the purchase and sale agreement will require the construction of a pedestrian walkway to provide the continuous linkage.	King County Housing Authority continued to work towards executing a purchase and sale agreement for the bulk land and are expecting this to conclude in 2014. With the market conditions improving, the final pedestrian connection will be a condition of the sale and permitting for this land.	The pedestrian connection between Greenbridge and the White Center business district has been completed, with a walking path, public art, landscaping design, and site lighting. The pedestrian path within Greenbridge is 80% complete, with a portion consisting of a temporary gravel pathway. The purchase and sale in 2014 for the final phase did not move forward, in part due to the conservative lending environment for land development. The KCHA is in negotiations with another developer and they anticipate that the final portion of the walking path will be paved in 2018.	Benchmark met. The pedestrian connection between Greenbridge and the White Center business district has been completed, with a walking path, public art, landscaping design, and site lighting. The pedestrian path within Greenbridge is 80% complete, with a portion consisting of a temporary gravel pathway. The KCHA is in negotiations with another developer and they anticipate that the final portion of the walking path will be paved in 2018.
Reduce crime rate in the area through combination of above activities.	Crime rate reduced through focus on shared streets and positive use of public spaces	Staff will identify baseline measure from King County Sheriff.	Crime rate reduced by 10%.	Since 2007 the crime rate has been reduced by 20%, from approximately 2,447 reported crimes in 2007 to 1,960 reported crimes in 2010. There has been a decrease in both crimes against persons and crimes against property.	There has been a continued decrease in crime against persons and property. In 2011 there were 1879 reported crimes. This is down 4.1% from 2010. In April of 2010 a portion of the White Center NRSA was annexed to the City of Burien. Therefore a portion of the data reported in 2010 was due to the decrease in area. Comparisons going forward are reporting on the same area.	In 2012 there were 1,811 reported crimes. This is down 3.6% from 2011.	In 2013 there were 2,012 reported crimes.	In 2014 there were 2,162 reported crimes.	Benchmark met. Reported crimes have been reduced 12% from the baseline data. There are storefront sheriff's offices at the Greenbridge development and in White Center. A problematical nightclub, that had a reputation for gang activity and human trafficking, was closed down.