

**Attachment E: Neighborhood Revitalization Strategy Area (NRSA) Report**

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**Attachment E - White Center Neighborhood Revitalization Strategy Area Report**

<b>Strategy</b>	<b>Outcome</b>	<b>Baseline Data</b>	<b>Benchmark</b>	<b>Progress Toward Benchmarks 2010</b>	<b>Progress Towards Benchmarks 2011</b>	<b>Progress Towards Benchmarks 2012</b>	<b>Progress Towards Benchmarks 2013</b>	<b>Total Progress to Date</b>
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 provided to 11 businesses located in White Center and/or to residents of White Center who own a small business.	Technical assistance provided to 9 businesses located in White Center and/or to residents of White Center who own a small business.	Technical assistance provided to 18 businesses located in White Center and/or to residents of White Center who own a small business.	Technical assistance provided to 1 business located in White Center and/or to 2 residents of White Center who own a small business.	Funded microenterprise programs served 41 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.	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 and the White Center Chamber of Commerce have actively promoted and built community within White Center. There is a neighborhood revitalization effort, a garden/p-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 is advocating for the location of a King County library in White Center.
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, 5 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.	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 KCJI did not serve any residents of White Center.	129 jobs have been created and/or retained serving the White Center NRSA.

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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.	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 public 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.	64 living wage construction jobs were created at White Center Square project. Library construction, scheduled for 2014/2015 will generate additional jobs.
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 1000 new mixed-income rental and ownership units will be built to replace the deteriorated units at Park Lake II, 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 walkway.	All rental units completed (472 units); seven affordable ownership homes completed and five sold to households at or below 80% AMI; 212 vouchers issued to low-income households to assist them to live at the new Greenbridge.
		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 54 market rate homeownership lots, 35 homes were completed and 19 are under construction.	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. A total of 90 rental units have been completed to date. Fifty four lots have been sold. One house was sold.
		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.	Three eligible homeowners were provided with housing repair loans and services, including a lead based paint grant to one of the households; and two manufactured home grants were provided to mobile home owners in the White Center NRSA.	Five eligible homeowners were provided with housing repair loans services, including a lead based paint grant to one of the households; and two manufactured home grants were provided to mobile home owners in the White Center NRSA.	Three eligible homeowners were provided with housing repair loans services. There were no KCHA Weatherization activities in White Center in 2012.	One eligible homeowner was provided with a housing repair loan.	Twelve housing units have been repaired and improved for health and safety, building preservation and/or energy conservation in the White Center NRSA to date.

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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.	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 <sup>th</sup> 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 <sup>th</sup> 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.	Segments of the pedestrian corridor and park improvements have been completed. See the photos on next tab for the walking connection to 98th Street. The remainder of the pedestrian walkway will be a condition of the purchase and sale of the bulk land to be developed at Greenbridge. This has served as a safe and friendly connection for residents of Greenbridge and the White Center business district.
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 crimes 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.	For 2013 the data reporting for all crimes is up, but the reporting on violent crimes has decreased.	Reported crimes have been reduced 26% from the baseline data. Some of this is attributable to a portion of the White Center NRSA to the City of Burien in April 2010, but this still represents significant progress. Year over year from 2011 the decrease in reported crimes is 3.6%