

# PEOPLE/EDUCATION

*Empowering Residents to Lead Self-Sufficient Lives*



The **People Strategy** provides multilingual and culturally appropriate support to families and individuals of all ages to build on their assets and strengths to become self-sufficient and achieve their goals. The strategies will include place-based health services, infant to fifth grade academic support, continuous academic success beyond high school—which will promote all around self-sufficiency for residents in the Sunset area.



## RENTON CHILDREN'S INNOVATION ZONE

To compliment the People Strategy, The Renton School District, City, The Road Map Project /Community Center for Education Results, Neighborhood House, and Puget Sound Educational Service District are working together to implement a Renton Children's Innovation Zone. The initiative will improve academic performance and ensure grade school entry readiness among several of the lowest-performing elementary schools in the Renton School District—including the Highlands Elementary School in the Sunset area. The plan will include a combination of continuum of early childhood education, day care, afterschool enrichment programs and structural school improvements. The approach is modeled after Lakeridge Elementary School's transformational success of rising from one of the lowest- to among the state's highest-performing schools within four years.

## PLANNED SUPPORT SERVICES:

### HEALTH

Mental & Physical Health Services, Community Health Events & Programs, Substance Abuse Prevention, Domestic Violence (DV) Assistance, Senior Information & Assistance Services, Food Access, Caregiver Support, Sunset Shuttle

### KINDERGARTEN READY

Educational Services and Education Navigator

### ACADEMIC SUCCESS

Educational Services, Education Navigator, In-School Support, Afterschool Programming

### COLLEGE & CAREER READY

Educational Services, Education Navigator, In-School Support, Afterschool Programming, Open Doors Program, College Readiness Support

### SELF SUFFICIENCY

Housing & Homeownership Assistance, Employment Services, Adult Education, Entrepreneur Classes, Sunset Shuttle

## SUNSET AREA TRANSFORMATION PLAN PARTNERS

### PRINCIPAL PARTNERS:

King County Housing Authority  
City of Renton  
Renton Housing Authority  
Neighborhood House  
Renton School District

### ANCHOR INSTITUTIONS:

The Boeing Company  
UW Medicine/Valley Medical Center  
King County Library System  
Renton Technical College  
HealthPoint  
The Road Map Project  
HomeSight  
Renton Chamber of Commerce  
The Renton Salvation Army

### ADDITIONAL COMMUNITY PARTNERS:

Workforce Development Council of Seattle-King County  
College Access Now  
Homestead Community Land Trust  
Rebuilding Together Seattle  
St. Vincent de Paul—Centro Rendu  
Renton Area Youth Services

### ADDITIONAL LEVERAGE PARTNERS:

The Ballmer Group  
King County  
JPMorgan Chase  
Washington State Housing Finance Commission  
RBC Capital Markets, Seattle Foundation  
Renton Rotary Foundation  
First Financial Northwest Foundation

### CONTACT US:

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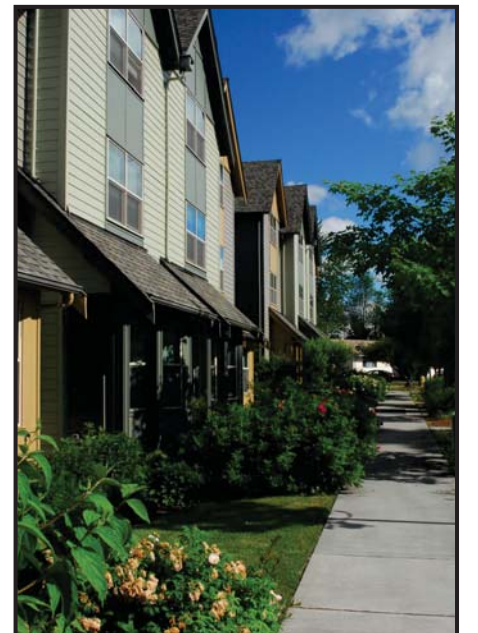
# SUNSET AREA TRANSFORMATION PLAN



## Sunset Area Transformation Plan—The Suburbanization of Opportunity

### THE SUNSET NEIGHBORHOOD

- 269-acre neighborhood located in northeast Renton
- 2,689 residents
- Home to the former 100-unit Sunset Terrace distressed public housing project and hundreds of duplexes that were built for WWII defense workers
- 27 percent poverty rate
- 51 percent of residents with English as their second language
- 26 percent of residents are Hispanic
- Average household median income of \$42,500 compared to \$73,035 for King County
- 6.6 percent unemployment rate
- Many residents lack access to living-wage jobs and career advancement
- The area has twice the citywide average for violent crime and domestic violence



### FUNDING

The King County Housing Authority, City of Renton, Renton Housing Authority, Neighborhood House, Renton School District, Anchor Institutions, and other partners joined together to submit a U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation (CNI) grant application in 2015 and 2016. The Sunset Area Transformation Plan partners (see back page) made commitments in 2016 for more than \$171 million in leverage, the majority of which was contingent upon receipt of the CNI grant. Unfortunately, the Sunset Area Transformation Plan was not selected either year for a CNI grant. The City, Renton Housing Authority, and other partners are currently working to implement as many elements of the Sunset Area Transformation Plan as possible with other available resources.



# HOUSING

## Improving Housing Opportunities



The center of the Sunset Area is the site of the former 100-unit Sunset Terrace public housing project. The Sunset Area Transformation Plan calls for replacement of the former distressed public housing with high-quality mixed-income housing and provides a catalyst for other neighborhood investment.

Phase I: Sunset Homes A&B	Phase II: Harrington Park & Highland House
<p>New Construction: 114 Units</p> <ul style="list-style-type: none"> <li>19 three-bedroom townhomes</li> <li>95 one, two, and three-bedroom flats</li> </ul> <p>Site A:</p> <ul style="list-style-type: none"> <li>9 townhomes</li> <li>Four-story elevator building with 55 apartments</li> </ul> <p>Site B:</p> <ul style="list-style-type: none"> <li>10 two-story townhomes</li> <li>40 walk-up flats in three-story buildings</li> </ul>	<p>New Construction: 19 Units</p> <ul style="list-style-type: none"> <li>11 three-bedroom townhomes</li> <li>2 two-story buildings with 8 three-bedroom flats</li> </ul> <p>Rehabilitation:</p> <ul style="list-style-type: none"> <li>15 unit apartment—convert market rate to permanent affordable housing</li> </ul> <p>Offsite</p> <p>24 Units</p> <ul style="list-style-type: none"> <li>12 replacement units</li> <li>12 market rate units</li> </ul>
Total Units: 172	



The **Housing Strategy** targets seven market segments:

- 64 Sunset Terrace new construction public housing replacement units
- 12 project-based vouchers coupled with 12 market rate units to be located offsite in areas of high educational and job opportunity by the King County Housing Authority
- Sunset Area households living in substandard housing
- Homeless households in 15 of the very low income units
- People with disabilities who need accessible units
- New affordable Low Income Housing Tax Credit (LIHTC) units
- New market rate units to stimulate the construction of additional middle income rental and homeownership units

# NEIGHBORHOOD

## Enhancing the Community's Assets



Meadow Crest Accessible Playground



Harrington Green Connections



Renton Highlands Library



Sunset Terrace Regional Stormwater Facility

The **Neighborhood Strategy** includes Critical Community Improvement (CCI) projects in three target areas: the Redevelopment Area, the Improvement Area and the Business District, plus other neighborhood investments started within the last three years. The Redevelopment Area includes the site of the former Sunset Terrace public housing project and surrounding area. The Improvement Area encompasses primarily R-8 and R-14 zoned areas of the neighborhood. The Business District is the commercial corridor along Sunset Boulevard NE (SR 900).

### REDEVELOPMENT AREA CCI PROJECT

- Sunset Neighborhood Park playground and Adult Exercise Area

### IMPROVEMENT AREA CCI PROJECTS

- Sunset Multi-Service and Career Development Center Acquisition
- Affordable Homeownership Offsite Improvements (12 units)
- Residential Façade Improvements (40 Units)
- Green Connections/Safe Routes to School
- 90 units with Code Compliance Grants

### BUSINESS DISTRICT CCI PROJECTS

- Business Façade Improvements (5 to 10 businesses)
- Sunset Boulevard Placemaking project (5 projects)

### PROJECTS STARTED WITHIN THE LAST THREE YEARS

- Renton Highlands Library
- Meadow Crest Accessible Playground
- Sunset Terrace Regional Stormwater Facility
- Design of Sunset Lane NE Realignment
- Design of NE Sunset Boulevard Improvements
- Highlands to The Landing Pedestrian Connection
- Harrington Avenue NE Green Connection and Water Main Replacement
- North Highlands Park and Community Facility Improvements

**The City also plans to increase public safety and health with the following initiatives:**

- Establish Police "Storefront" in the Business District
- Implement Proactive Code Compliance and Clean-Up Efforts in the neighborhood