



Strategic Investment Fund

Proviso Lift Legislation
Housing and Finance Committee
September 10th, 2021



Seattle
Office of Planning &
Community Development

Presentation Objectives

1. Background on Strategic Investment Fund (SIF)
2. Summary of RFP and Decision Process
3. Overview of Legislation and Next Steps

What is the Strategic Investment Fund (SIF)?

\$30 Million fund for acquisition of land and real estate originally created from the sale of City owned property in South Lake Union and formally allocated in the 2021 budget.

SIF Outcomes

The primary objectives of the SIF are:

- Respond to immediate displacement pressures.
- Create long-term impact by strengthening community relationships and growing community wealth in historically marginalized communities.
- Co-locate affordable housing with other community benefits such as affordable commercial spaces, public open spaces, cultural spaces, and childcare facilities.
- Fill gaps in the existing funding for community development.

2021 Timeline

June 2
RFP Published

July 14
Applications Due

September
Council approves
final spending plan

Info Sessions: Join one!
June 9 | June 15 | June 29

July & August
Review committee reads
and scores applications

SIF Underlying Criteria

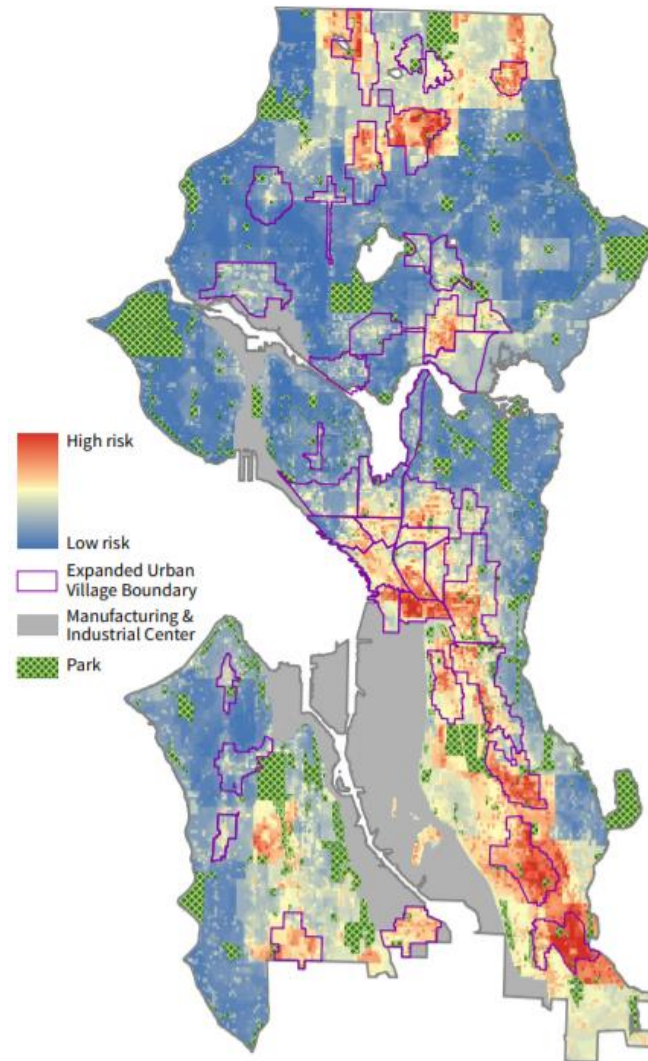
- Award must be used for acquisition of real estate, which could include:
 - Land
 - Land and Buildings
 - Buying a portion of an existing or planned development (i.e. the ground floor “condo” of an affordable housing project)
- Award cannot be used for:
 - Capacity building
 - Construction
- Maximum award: \$5 million
- No minimum award

Geography Criteria

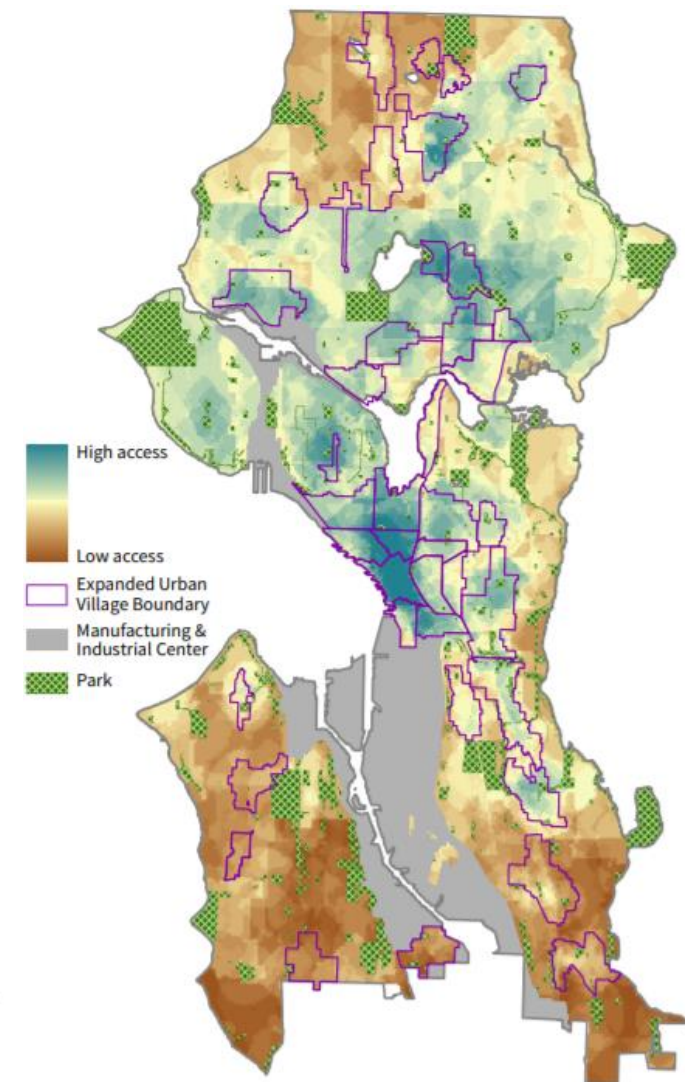
1. Located in the City of Seattle
2. High Displacement Risk and/or
3. Low Access to Opportunity
4. Proximity to significant planned or recent investments in parks and transportation

"We hope these criteria feel expansive, please tell us how you think your proposed site meets the geographic goals."

Displacement Risk Index



Access to Opportunity Index



Who Could Apply?

- **Community Based Organizations** representing communities at highest risk of displacement, or who have been displaced from the geographic focus areas, including Black, Indigenous, people of color (BIPOC), Queer and Trans BIPOC (QTBIPOC), and low-income communities.
- **Commercial or residential tenants** at risk of displacement, including BIPOC, QTBIPOC, and low-income tenants and businesses, with an idea or momentum for community and wealth-building experiments in their building.
- **Property owners** in geographic focus areas interested in discounting their land and providing public benefits for communities experiencing displacement.
- **Developers or owners of affordable housing** projects with vacancies in commercial spaces, who are interested in offering community ownership opportunities in the building.

Community Advisory Group (CAG)

Representatives from

- Community based organizations
- Equitable development practitioners
- Philanthropy
- Funders
- Members of the Equitable Development Initiative, Equitable Communities Initiative Taskforce, and Cultural Space Agency

Application Review Process

100 applications received, totaling over \$330 Million in asks

CAG members sign conflict of interest and non-disclosure agreements

1st Round: CAG split into four groups (to manage conflicts of interest and assign reasonable reading list), each group reviews 25 applications and advances 5

2nd Round: Each CAG member reviews remaining 20 applications

Facilitated consensus process to identify \$30m in awards

Evaluation Criteria and Rubric

Criteria	Low Scoring	High Scoring
Build assets and wealth	No path to wealth-building for historically marginalized communities.	Transformational, generational opportunity for asset- and wealth-building.
Builds community	Does not build community consensus or collective vision.	Systemic community impact beyond this one project that serves as an example for future projects.
Responds to imminent displacement pressures	Proposal does not have imminent displacement impact.	Proposal addresses urgent displacement of residents, business tenants, and/or community institutions.
Project Readiness	Project is in an ideation stage and has an opportunity to address significant issues that would limit the project's implementation.	The organization, factoring in proposed capacity building , has a clear idea of how to deliver on the proposal and has adequately identified potential risks and mitigation .
Advances community capacity building for development and community self determination	Project does not advance community capacity for development and does not show how communities will have control over project outcomes and benefits.	Systemic community impact beyond this one project that serves as an example for future projects. Creates new models for community development.
Amplifies resources	Project has not identified other resources or cost-saving strategies.	Amplifies systemic resources , including community investment and non-financial resources.

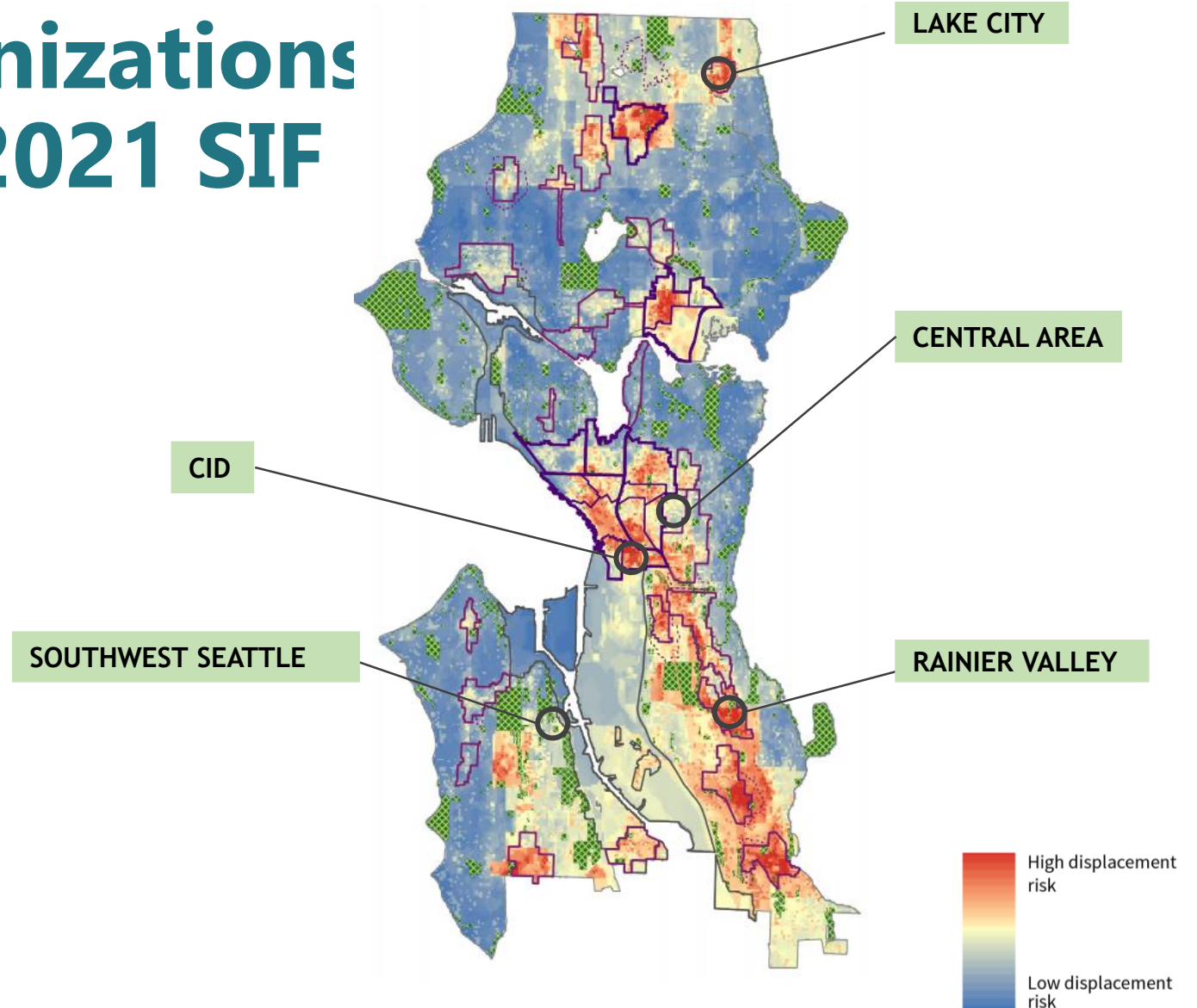
13 Projects/Organizations Selected for the 2021 SIF

Demographics:

- Black-led
- Indigenous Led
- Mixed BIPOC-led

Public Benefits:

- Affordable housing for Families and Seniors
- Childcare
- Cultural space
- Community space
- Small business incubation and preservation
- Open space
- Historic Preservation



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Background

- 2021 Adopted Budget included \$30 Million for strategic land acquisition
- Council appropriated funds with a proviso, pending a spending plan from the Executive
- Spending plan determined through RFP process and decision making

Next Steps

- Legislation moves the \$30 Million allocation from Finance General to OPCD.
- Once proviso is lifted, OPCD will begin contracting process.
- Awards will not be announced publicly at this time due to sensitive nature of real estate transactions.
 - Will announce individual awards on a rolling basis once transactions finalize.

Contact

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