



EQUITABLE DEVELOPMENT INITIATIVE FUND – ROUND 2 ALLOCATIONS

This memo is to provide some background information on the projects approved in Round 2 of the EDI Fund. The following projects were recommended by the Interim Advisory Board’s Review Committee and approved by the EDI Fund Directors.

Process

- **Applications Due:** March 5
- **Applications Sent to Departments:** on March 12, departments received copies the application materials.
- **Department Responses:** by April 2, departments provided written comments.
- **EDI IDT Review:** on April 4, the EDI IDT reviewed and finalized comments included in the staff reports submitted to the IAB review committee.
- **EDI Staff Reports:** EDI staff prepared staff reports that summarized applications.
- **Resolving potential conflicts of interest:** EDI staff divided applications into two groups for the IAB review committee to review so that individual members would not have conflicts of interest when reviewing and scoring applications.
- **Anti-Bias Training:** on April 20 the IAB review committee participated in an anti-bias training. Prior to receiving application materials, including staff reports, committee members signed Conflict of Interest forms.
- **EDI IAB Review Committee Initial Scoring:** between April 20 and May 4, the IAB review committee members reviewed and independently scored all applications designated to them.
- **EDI IAB Review Committee Meeting:** on May 10, the IAB review committee met – first as a whole group to review the overall process, then they broke into two groups to discuss the applications and make recommendations about which were the highest-ranking applications from their group. In the afternoon, the two groups joined back together and recommended seven projects for funding, including conditions that may be associated with funding.
- **EDI Fund Directors Review:** during the past week, EDI staff reviewed the IAB review committee recommendations with EDI Fund directors. Today, the directors meet to review and finalize recommendations.
- **Press Conference and Awards Published:** Awards will be published on OPCD website and OPCD will negotiate and execute contracts based upon the final selection. Scheduling will be coordinated with the Mayor’s Office to facilitate a press conference for the announcement.
- **Equity Analysis:** Following the public announcement, the EDI Team will start an evaluation of the Round 2 process to identify gaps or adjustments necessary for future funding rounds, as well as to make recommendations about a strategy for deploying future resources in a way that balances the needs of current projects with future access for new projects. This will ideally be completed by the end of 2018 to inform 2019 strategies.

EDI Fund Review Committee – A group of 15 community and real estate experts from the EDI Interim Advisory board and high risk displacement neighborhoods reviewed the proposals. Organizations were eligible to apply for capital with a total cap of a million and/or Capacity with a total cap of \$75K. We received 34 proposals requesting more than \$15 million. The list of all of the applications that were received is attached.

- We sent all the 34 applications to the review committee.
- 14 applications advanced for further review and discussions



- The EDI Fund review committee recommended that the EDI directors **approve funding for seven (7) organization totaling 5,040,000.**

EDI Fund Review Committee members:

Abeshaw Shiferaw – Rainier Valley Corp
Guilia Pasciuto – Puget Sound SAGE
Maria-Jose "Coté" Soerens – Puente Seattle
Quynh Pham – Friends of Little Saigon
Tony To – HomeSight
Wyking Garrett – Africatown
James Madden – Enterprise
Sue Taoka – Craft 3
Patricia Julio – LISC

Cassie Chinn – Wing Luke Museum
Maiko Winkler-Chin – Seattle Chinatown
 Preservation Development Authority
Patrice Thomas – Rainier Beach Action Coalition
Srijan Chakraborty – Hunger Intervention
Willard Brown – Delridge Neighborhood
 Development Association
Yasmeen Perez – Social Justice Fund NW

Scoring Guidelines:

Criteria	Equity Drivers	Depth of Relationship	Project Reasonableness	Displacement Risk	Access to Opportunity
Score	(0-5) x6	(0-5) x6	(0-5) x3	(0-5) x3	(0-5) x 2

Organization	Capital	Capacity	Total
African Womens Business Association	0	75,000	75,000
Africatown - Midtown Center	1000000	75000	1,075,000
Chief Seatte Club	850000	75000	925,000
Filipino Community of Seattle	925000	75000	1,000,000
Duwamish Valley Affordable Housing Coalition	0	75000	75,000
United Indians - Daybreak Star	1000000	75000	1,075,000
Project X	815000		815,000
		Total	5,040,000
		Remaining	460,000

The EDI Directors recommended that three additional projects be funded as there was approximately \$460,000 available after the seven projects received their allocations. These projects are:

Black and Tan Hall
West African Community Council
Ethiopian Community of Seattle



African Women Business Alliance

AWBA is a network of primarily immigrant and refugee, women-owned, small businesses who have been operating “pop-up” markets in order to create economic development opportunities. The current structure appears to have reached its capacity to support these businesses and AWBA is now looking at creating a permanent location to allow the business to grow. The EDI Fund will be supporting initial capacity-building for the network to begin the visioning and feasibility process for what a permanent location would involve.

Africatown

Africatown has already been involved with the Office of Housing on the purchase of part of the Midtown Plaza property at 23rd and Union. The project will be a mixed-use development with affordable housing and commercial space on the ground floor, as well as non-profit office space. The EDI Fund will be supporting both the capital campaign for the ground floor that is not eligible for affordable housing dollars, as well as to support Africatown’s capacity-building strategies for long-term ownership of the site.

Filipino Community of Seattle

The Office of Housing as already awarded funds to FCS for their project at MLK that will involve affordable senior housing as well as community programming space on the ground floor. EDI Fund will primarily be used to support the capital campaign for the ground floor space.

Duwamish Valley Affordable Housing Coalition

DVAHC formed as a response to community planning efforts centered around the Duwamish Valley Program, which is intended to coordinate activities among city departments in the South Park and Georgetown neighborhoods. The EDI Fund will be supporting capacity-building efforts to develop an Incubator facility that will address multiple needs that have arisen through the community planning process.

Project X

Project X is an existing childcare and community center space in X that is under threat of displacement. The funding will be used to help acquire the property and establish a permanent home for the organization.

United Indians of All Tribes

UIAT has worked with the Parks Department on a Capital Needs Assessment detailing work that needs to be done to extend the useful life of the Daybreak Star Center in Discover Park. The capital funds request will support the capital campaign to complete the repairs and the capacity-building funds will support a dedicated fundraiser who will oversee the capital campaign. The additional staff will also help free up other UIAT staff to work on moving the Northwest Canoe Center forward.



Chief Seattle Club

CSC has proposed a mixed-use project in Pioneer Square which will provide affordable housing as well as a health care clinic, nonprofit services space, and an art gallery dedicated to Alaskan Native/American Indian artists. The EDI Fund will primarily be supporting the capital campaign for the project.

Description of additional organizations recommended by the Directors:

Black & Tan Hall

B&TH is a cooperatively-owned business of South East Seattle residents who are opening a restaurant/cultural venue in Hillman City. The business has encountered unexpected costs associated with bringing the venue up to fire code. The EDI Fund will attempt to negotiate with the property owner to support investments in the tenant improvement in exchange for a longer-term lease for B&TH.

West African Community Council

WACC's Executive Director currently holds the mortgage for the WACC's current building in the Othello neighborhood. The ownership structure has prevented WACC from accessing other city programs to upgrade the building. EDI will attempt to help WACC acquire site control, which will allow them to have access to other resources to upgrade the building and expand services.

Ethiopian Community of Seattle

The Ethiopian Community of Seattle is in the planning stages of a mixed-use redevelopment of their current community center. OPCD has been supporting some of their early predevelopment work and the EDI Fund will continue to support their access to technical assistance and is including long-term support for the project's capital campaign in the pipeline scenarios.



Seattle Office of Planning & Community Development

Jenny A. Durkan, Mayor | Samuel Assefa, Director

600 4th Ave, Floor 5
P.O. Box 94788
Seattle, WA 98124-7088

Full Project List:

ORGANIZATION/PROJECT	PROJECT LOCATION	CAPACITY BUILDING	PRE-DEVELOPMENT / ACQUISITION / DEVELOPMENT	PROJECT SUMMARY
Chief Seattle Club	Pioneer Square	\$ 75,000	\$ 850,000	Mixed-Use project with affordable housing, healthcare, and art gallery space focused on American-Indian/Alaskan-Native populations
XXXX - TBA	XXXX - TBA	\$ -	\$ 815,000	Prevent displacement of existing childcare/community center
Filipino Community of Seattle Innovation Learning Center and Community Gathering Space	SE Seattle	\$ 75,000	\$ 925,000	Housing, Tech Education, community gathering space
Midtown Center	Central Area	\$ 75,000	\$ 1,000,000	Project proposed to add affordable commercial space to the Midtown affordable housing project
West African Community Center	SE Seattle	\$ 75,000	\$ 466,621	Expand childcare and community- meeting space
Black & Tan Hall	SE Seattle	\$ 75,000	\$ 419,550	Community-ownership cooperative - restaurant, community gathering, and arts space.
United Indians - Northwest Native Canoe Center/Day Break Star Center Renovation	Multiple	\$ 75,000	\$ 1,000,000	Rehab Daybreak Star Center, finish NW Native Canoe Center
Ethiopian Community Center	SE Seattle	\$ 75,000	\$ 1,000,000	Housing, childcare, community gathering space
African Women Business Alliance	SE Seattle	\$ 75,000	\$ -	Explore permanent home for Alliance: "Swap Meet"
South Park - Duwamish Valley Affordable Housing Coalition	South Park	\$ 75,000	\$ -	Capacity-building to support organizing around development of a multi-use "Incubator" project including housing, childcare, and community space
Byrd Barr Place	Central Area	\$ 75,000	\$ 215,000	Remodel existing FS23 to stabilize the building and expand services in preparation for property transfer to Byrd Barr
Ethnic Business Coalition	CID	\$ 75,000	\$ -	Feasibility Analysis for commercial affordability options
Queer The Land	Multiple	\$ 75,000	\$ -	Create housing and social service space specifically for QTBI-POC (Queer/Trans/Black/Indigenous - People of Color)
Cham Refugees Community	SE Seattle	\$ 75,000	\$ 1,000,000	Redevelop site for expanded community space
Hoa Mai Vietnamese Bilingual School	SE Seattle	\$ -	\$ 375,150	Expand bilingual childcare at Mt. Baker station area
Nurturing Roots - Stone Soup Gardens	Beacon Hill	\$ 75,000	\$ 1,000,000	Purchase current garden site and expand with a greenhouse, and purchase vans to expand distribution network
Nexus Child Care Center - SCCS	SE Seattle	\$ 75,000	\$ -	New multi-cultural childcare space



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Lake City Collective	Lake City	\$ 75,000	\$ -	Anti-displacement strategies for Lake City. Possible multicultural center space.
SEED - Economic Development	SE Seattle	\$ 75,000		Capacity-building to continue to fund Economic Development staff
Living Legacy Alliance (HCAACD and ACED)	Central Area	\$ 75,000	\$ -	Proposal will add capacity to existing social networks with the goal of ultimately developing a housing project and a community business cooperative
The Melanin Coalition (TMC)	Lake City	\$ 75,000	\$ -	Anti-displacement strategies for Lake City. Possible affordable housing project, with dedicate space for nonprofit programming.
CAYA - Central Area Collaborative	Central Area	\$ -	\$ 819,250	Prevent displacement of existing service organization and allow for future redevelopment
La Sala Latinx Network - LTX Space	Multiple	\$ 75,000	\$ -	Project will involve both artist workspace as well as expanded educational space for the bilingual Amistad School
Rainier Avenue Radio - Creative Arts Digital Media Academy	SE Seattle	\$ 75,000	\$ 62,597	Support radio station serving as a cultural anchor throughout SE Seattle
Central Area Collaborative - Capacity Building	Central Area	\$ 75,000	\$ -	Capacity-building element. Provides staffing to support development of the strategy and activities related to community-directed redevelopment opportunities
Mt Baker Housing Association - The Maddux	SE Seattle	\$ 75,000	\$ 500,000	Provide affordable commercial and community space in Mt. Baker affordable housing project.
Central Area Collaborative - private individual site(s)	Central Area	\$ -	\$ 957,500	Builds off existing symposium that identified approximately \$10MM of property owned by the community to identify redevelopment opportunities
U District Small Businesses	University District	\$ 75,000	\$ -	Anti-displacement strategies for small businesses in U-District core
Puget Sound Sage EDI capacity- building	Multiple	\$ 75,000	\$ -	Provide technical assistance to future EDI Applicants
Beacon Arts	Beacon Hill	\$ 47,218	\$ -	Affordable Housing and arts accelerator
Hope Academy	Delridge	\$ 75,000	\$ 390,000	The project is intended to stabilize the existing property through payment of the remaining mortgage and then feasibility on a redevelopment of housing, commercial, community space, and childcare facilities
YouthCare - Opportunity Center	Capitol Hill	\$ 75,000	\$ 1,000,000	Economic Opportunity Center for homeless youth on site of Seattle Central surplus. Dorm-style housing for full-time students.
Delridge Neighborhood Development Association	Delridge	\$ 75,000	\$ -	The project is primarily focused on business development and support. There is potential connection to other equity drivers by focusing organizing activity around the new ST3 station and potential also for a grocer store and better food access
Project Belltown - Little Prairies Village	Belltown	\$ 75,000	\$ -	Create a "Native Cultural District" in Belltown.
NW Tap - Central Area Collaborative	SE Seattle	\$ -	\$ 700,000	NW Tap currently leases space. Purchase of the property may provide an opportunity to transfer the property into community control.
\$ 15,717,886		\$ 2,222,218	\$ 13,495,668	Totals