

Equitable Development Agreements

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Three Strategies for Community Self-Determination

- Community-driven development
- Policy that creates equitable outcomes
- Binding agreement with developers for community benefits

Community-driven development



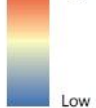
Policy that creates equity

DISPLACEMENT RISK INDEX

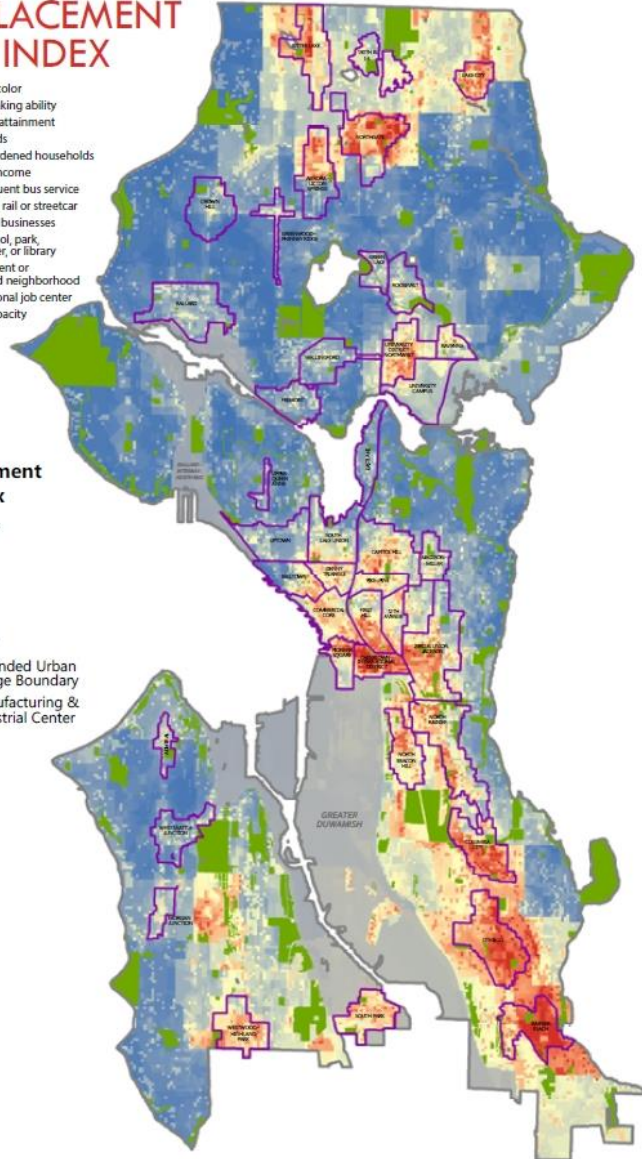
Communities of color
Low English-speaking ability
Low educational attainment
Renter households
Housing cost-burdened households
Low household income
Proximity to frequent bus service
Proximity to light rail or streetcar
Proximity to core businesses
Proximity to school, park, community center, or library
Proximity to affluent or already-gentrified neighborhood
Proximity to regional job center
Development capacity
Median rent

Displacement risk index

High



Expanded Urban Village Boundary
Manufacturing & Industrial Center

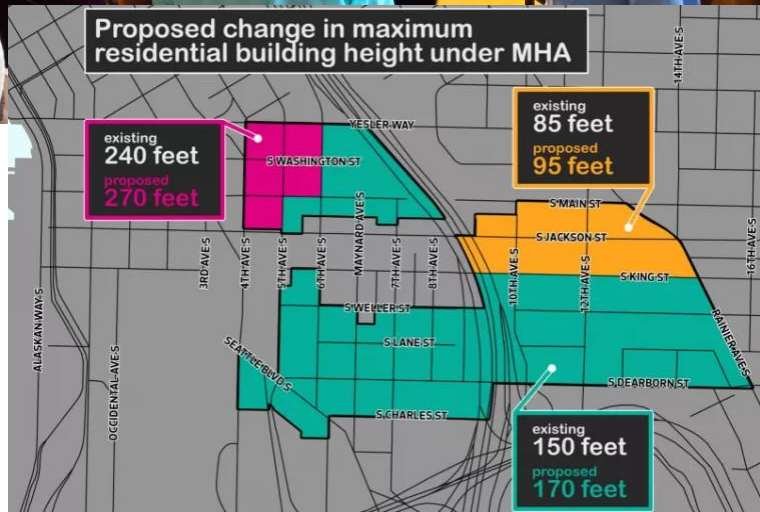


Proposed change in maximum residential building height under MHA

existing 240 feet
proposed 270 feet

existing 85 feet
proposed 95 feet

existing 150 feet
proposed 170 feet



Binding Agreements For Equity



Why Define an EDA?

- Meaning of CBA has become ambiguous
- Need to align CBAs with RSJI & Comp Plan
- Need to embed in City policy to create clarity
- Many missed opportunities over last decade

Creating a Definition

- Principals rooted in a racial justice analysis of development impacts and displacement
- Feedback from community experts
- Feedback from union stakeholders



SEATTLE CITY COUNCIL
CENTRAL STAFF

Equitable Development Agreements

Sustainability and Transportation Committee | April 3, 2018

ALY PENNUCCI, LEGISLATIVE ANALYST
COUNCIL CENTRAL STAFF

Equitable Development Agreements (EDA)

A community benefits agreement rooted in the needs and self-determination of stakeholders that have been historically marginalized in decision-making and harmed by economic inequality, racial discrimination, or social exclusion

Community Benefit Agreements (CBA)

A third-party agreement between a developer and community coalition where:

- A developer typically agrees to provide specified community benefits if a proposed project is approved and built
- The community coalition typically agrees to support, or at least not oppose, the project

Approaches to EDAs

Require community benefits in government agreements with developers

- Include EDAs in government agreements with developers
- Enact ordinances and policies establishing baseline community benefits for future projects
- Incorporate community benefits into land use planning and policy

Encourage negotiation of private EDAs between community and developers

- Government encourages, but does not require, development of EDAs
- Supplements government conditions on project approval.
- The City (or other public entity) is not a party to a private EDA

EDA Resolution

- Recognizes EDAs as a valuable, community driven tool
- Encourages development of EDAs
- Defines EDA stakeholders
- Outlines when and how the City may consider an EDA
- Establishes baseline evaluation criteria tied to equitable development outcomes

Components of an EDA (examples)*

- Living wages for all workers in the project
- Targeted and local hire for construction and operations jobs
- Provision of, or contributions to, affordable housing
- Provide leases within new development for local businesses
- Grant programs available to local businesses that employ local workers
- Priority community access to the project's facilities
- Provision of dedicated community space within the project
- Formal structures for community oversight and enforcement of CBA commitments

**This list represents just a sample of items that could be included in an EDA.*