

Office of Planning and
Community Development (OPCD)

Equitable Development Initiative (EDI)



Together we can leverage our collective resources to create communities of opportunity for everyone, regardless of race or means.

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Equitable Development – Growth with Equity

Equitable Development:
A positive development strategy that combats displacement and fosters diverse and thriving communities.

- Addresses ongoing injustices, including discriminatory policies and practices.
- Prioritizes marginalized populations and areas with acute need.
- Applies a race and social equity lens.
- Makes catalytic investments in community-led solutions.
- Distributes the benefits and burdens of regional transformation and economic growth equitably.
- Focuses on anti-displacement and cultural preservation.
- Increases opportunities for low-income households.
- Fosters economic empowerment and ownership.

Why Foster Equitable Development

Seattle's Comprehensive Plan and Race and Social Justice Initiative envision and direct the City to take action to create a diverse Seattle, where all people can achieve their full potential regardless of race, place, or means.

■ Access to Opportunity and Social Capital:

- Enhances social capital and improves community outcomes by increasing access to determinants of equity, like community economic development, housing, jobs and training, transportation, food systems, education, health and human services, and a safe and healthy built and natural environment.

■ Inclusive Growth, Anti-Displacement, and Cultural Preservation:

- Fosters inclusive growth so diverse communities can thrive and stay rooted through anti-displacement, community-based solutions that safeguard cultural diversity and heritage.

■ Cultural Vitality Attracts Investment and Revenue:

- Contributes to the local economy by fostering a rich, diverse, and vibrant cultural environment that attracts investors, businesses, and visitors.



History of Exclusion and Discrimination

- Native people, including the Duwamish, were driven from their homes and land, forbid to reside anywhere in Seattle.
- Chinese immigration ban, Chinese Exclusion Act of 1882, Anti-Chinese Riots of 1886, and Territorial Legislature barring Chinese ownership of property.
- Japanese-American Internment during WWII (1942-1946), removal of 2000 people and significant loss of property and community ties.
- Redlining and Racially Restrictive Covenants (1920-1940's) restricted people of color and Jews to select neighborhoods, like the ID and CD, perpetuating segregation and disparities.
- Federal policies (1940's – 1970's) supporting suburban development and growth excluded people of color.
- 1964 Open Housing Ordinance, 40+ cities ban housing discrimination, but Seattleites vote two to one against the measure.



Benefits of Equitable Development

- **Empowered Community Resources:**
 - Builds capacity in marginalized communities and organizations, empowering growth, leadership, and the ability to provide culturally attuned services and programming.
- **Prosperous Economy and Job:**
 - Invests in capacity-building and capital projects that nurture a flourishing local economy, actively promoting job creation and cultivating a diverse, skilled labor force.
- **Entrepreneurship and Economic Diversity:**
 - Promotes entrepreneurship and the establishment of small to medium-sized businesses to diversify local economies.



Benefits of Equitable Development

■ Income Equity and Empowerment:

- Promotes income equity that empowers marginalized communities, reducing disparities and increasing economic security, intergenerational wealth, and purchasing power.

■ Community-Led Stability and Resilience:

- Supports community-led development for social and economic stability, improving local infrastructure, public safety, and social, economic, and environmental resilience among communities least able to withstand or recover from catastrophic events.

■ Health and Well-Being through Inclusion:

- Improves public health and well-being through fostering inclusion, and belonging, and by building social cohesion, trust, collaboration, and cooperation.

“Estelita’s Library is a social justice library, bookstore, and cultural hub focused on uplifting our most marginalized communities. With this support, Estelita’s Library will be able to fulfill its commitment to acquire property in Beacon Hill; expand its services, space, and library; and ultimately fulfill its vision and commitment of building affordable housing that is grounded in and uplifts community.”

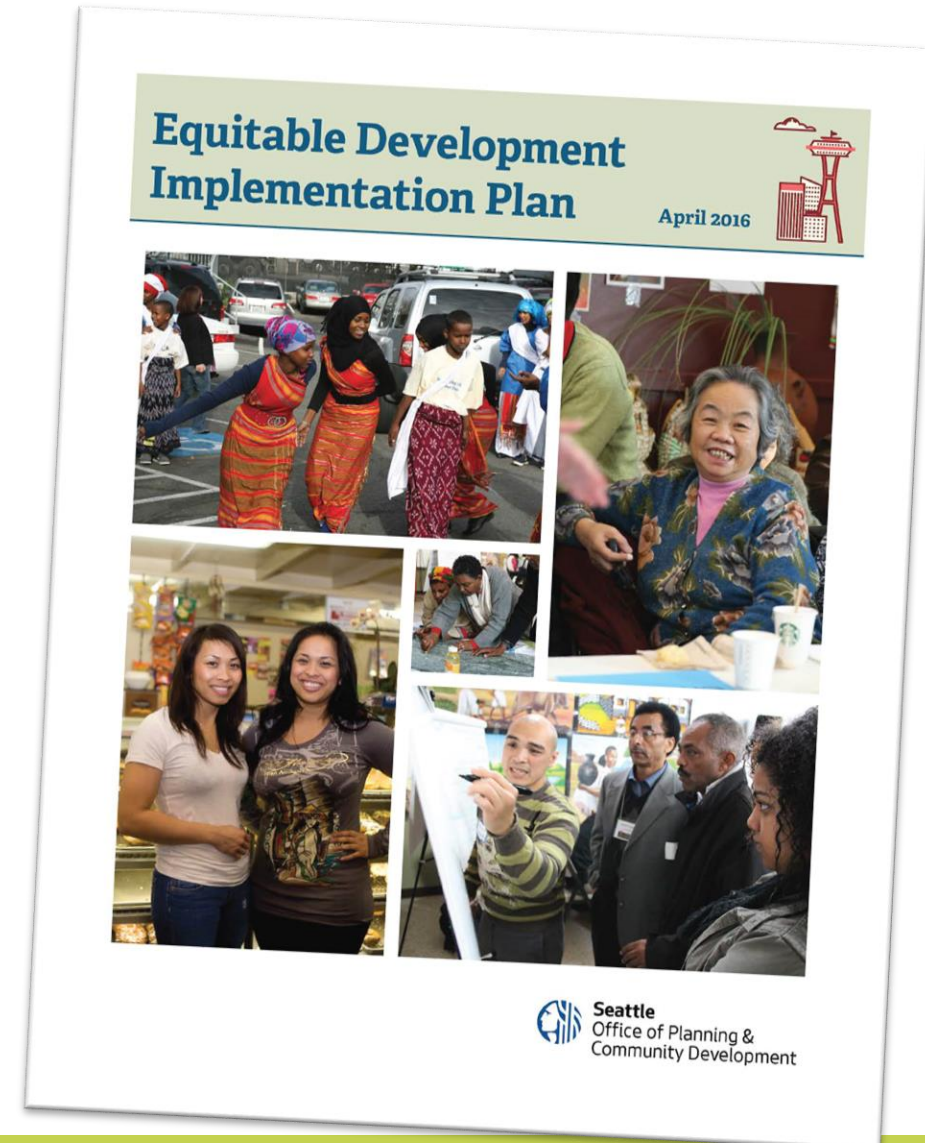
~Edwin Lindo, Estelita’s Library.



Seattle's Equitable Development Initiative

The City's Equitable Development Initiative (EDI) plays a crucial role in fostering equitable development in Seattle through community-based solutions, inclusive growth and anti-displacement strategies, and addressing disparities experienced by race, place, or other intersectionality.

- Today, EDI is guided by the [Equitable Development Implementation Plan](#) (EDIP) [Financial Investment Strategy](#), and [EDI Community Advisory Board](#).
- In 2024, EDI will begin a strategic planning effort (EDI 2.0) to update guiding documents and frameworks, originally created in 2016, to ensure alignment with evolving community and organizational needs.



Community Leading the Work

Equitable Development Initiative:

- Initiated through community advocacy, guided by EDI Board, RFP community review panel, and OPCD led.

South Communities Organizing for Racial-Regional Equity (South CORE)

- Coalition of 21 community organizations working on a vision for community controlled and inspired development in the Rainier Valley (including Puget Sound Sage).

Race and Social Equity Taskforce (RSET)

- Coalition formed to create, inform, and implement the Equitable Development Implementation Plan.



The five initial EDI projects :

- Friends of Little Saigon Landmark Project
- William Grose Center for Cultural Innovation
- Southeast Economic Opportunity Center
- Rainier Valley Multicultural Community Center
- Rainier Beach Action Coalition Food Innovation District

Early EDI Milestones

2016

- June, Equitable Development Plan (EDIP) published.
- October, City allocates proceeds from sale of Civic Square property (\$16M) to fund community led projects consistent with the EDIP.
- Departments collaborate to create the EDI program and funding for EDI investments.
- First five projects funded: \$6.5 million invested in capacity building, pre-development, and capital place-based projects in Chinatown-International District, Central District, Othello and Rainier Beach.

2017

- EDI Interim Advisory Board, Investment Committee, and implementation workgroup form.
- EDI Subcabinet approved release of additional \$5.5 million for up to seven additional projects through an open application RFP process.
- State of Equity in Seattle Report published.



Gregory Davis, 2019 Equitable Development Initiative Summit

Equitable Development Implementation Plan (EDIP)

Purpose

- Create an **equitable city** and eliminate institutionalized racism.
- **Articulate the race and social equity position** in the Comprehensive Plan and inform the 20-year Growth Strategy.
- **Create an Equitable Development Framework** to guide City decisions to address inequities and translate Comprehensive Plan policies into action.
- **Define systemic change** that coordinates policy, planning, programs, budgeting and public investments within an equitable development framework, focusing on transformational action to change the City's systems to benefit marginalized communities.

EDIP Purpose, cont.

- **Implement Equitable Development Projects** in specific areas where the City has recently conducted community development work with the neighborhood to identify displacement risk or lack of opportunity; develop an investment strategy for moving these projects forward.
- **Propose an implementation structure** that fully incorporates race and social equity in four components: leadership, staff capacity, internal accountability, and external accountability.
- **Support the leadership of marginalized communities** so that their race and social equity expertise can inform, implement, and steward equitable development in Seattle neighborhoods.

Equitable Development Framework: Strong People, Strong Communities

Strategies to achieve community stability and resilience in the face of displacement, and great neighborhoods with access by all:



Advance economic mobility and opportunity



Prevent residential, commercial, and cultural displacement



Build on local cultural assets



Promote transportation mobility and connectivity



Develop healthy and safe neighborhoods



Provide equitable access to all neighborhoods

Equity Targeted Investments

EDI Funding Categories:

- Capacity-building, site acquisition, and advancing development of major capital projects.

For an Equitable Seattle:

- Diverse neighborhoods with community anchors, services, and amenities.
- Boost ownership and mitigate the high risk of social, economic, and cultural displacement in diverse and under resourced communities.
- So that our residents can lead healthy lives and can flourish.

One Time and Ongoing Funding

- One-time funding: \$16M - Civic Square Sale | \$42M - Mercer Megablock for Site Acquisitions (\$27M of which tied to SIF)
- 2024 Adopted Budget: \$19.7M - JumpStart Payroll Expense Tax (PET) | \$5.1M Short-Term Rental Tax Fund | \$430,000 - Community Development Block Grant (CDBG)

Repayment in Kind:

- Consideration is received in the form of public benefit programming and services secured through deeds and the public use covenants, which provide two-fold return to the City (via the covenant and services).

Funding: JumpStart Payroll Expense Tax (PET)

Ordinance 126393 created a new **JumpStart Payroll Expense Tax** Fund in the City Treasury effective January 1, 2022. Provided that General Fund revenues are at least \$1.51 billion, all proceeds (sans exceptions by Ordinance 126719) from the City's payroll expense tax are deposited into the fund and used as follows:

- 62% for affordable and low-income housing;
- 15% for local business and tourism support;
- **9% for Equitable Development Initiative investments;**
- 9% for Green New Deal; and,
- Up to 5% for administration and evaluation.

Funding: Short-Term Rental Tax (STRT)

- The **Short-Term Rental Tax (STRT)** in Seattle is a 7% tax on the rental fee charged for lodging in houses, apartments, condos (or a part of one) for less than 30 days.
- The tax proceeds must, per state law, be used to support community-initiated equitable development (the City's EDI program) and affordable housing programs.
- The 2024 Adopted Budget anticipates proceeds of \$11.1 million in 2023 and \$11.85 million in 2024. This is \$1.6 million and \$1.7 million over the 2023 Adopted and 2024 Endorsed, respectively, and approximately \$5 million greater than the COVID-19 induced lows of 2020-2021.
- Ordinance 125872 **allocates the first \$5 million of STRT to the Office of Planning and Community Development (OPCD) for EDI grants to outside organizations.**

Community Development Block Grant (CDBG)

Overview:

- **Federal CDBG funding** is available to local and state governments to support a wide range of community development activities.
- Administered by U.S. Department of Housing and Urban Development (HUD).

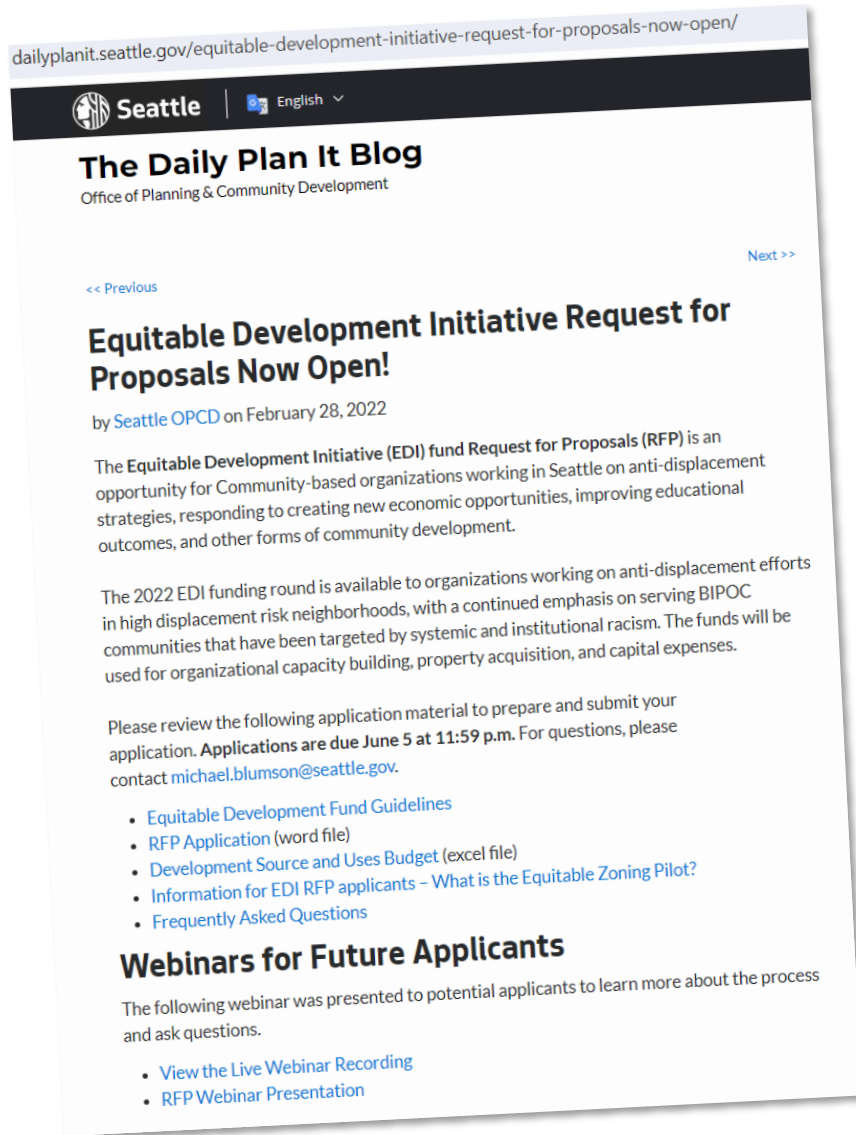
Objectives:

- Address needs and improve quality of life for low- and moderate-income individuals and economically disadvantaged communities.
- Promoting sustainable, community-need driven development and resident participation and involvement in planning and implementation at the local level.

Permitted uses include:

- Affordable Housing
- Community Facilities
- Economic Development
- Public Infrastructure
- Public Services
- CD Activity Planning and Administration

EDI Funding Process and Decisions



Announcement:

- 1 to 2 RFPs annually is typical.
- City announces available funding on official channels and the City's website, including total funding, eligibility criteria, and overall initiative goals.

Core Criteria (from EDIP)

- Depth of relationship, equity drivers, risk of displacement, access to opportunity, project Reasonableness.
- Other considerations include geographic and demographic distribution, balance of project types plus new and recurring needs, prioritization of gaps

Application Period:

- Staff host info sessions about purpose, process, criteria, and timeframe for potential applicants.
- Organizations or project partnerships submit proposals during a specified application period.

Proposal Submission:

- Parties submit proposals with project information, alignment with EDI goals, and an estimated budget.

EDI Funding Process and Decisions, cont.

Review Process:

- Thorough evaluation of proposals with a community review panel, EDI Board, staff, and City officials.
- Criteria include alignment with criteria, RSJI and equity goals, community impact, and feasibility.

Selection of Awardees:

- City selects organizations or projects based on the review process.
- Panel makes recommendations and awardees chosen for their potential to contribute to equitable development.

Notification:

- Successful and unsuccessful applicants are notified of funding decisions.
- Feedback provided to unsuccessful applicants for future proposal improvement.

Contracting and Implementation:

- Awardees establish contracts with the city, outlining funding terms and conditions.



EDI Awards by Year

Through EDI, the City has awarded over \$116 million to 76 unique community-led, equitable development projects

2017 <ul style="list-style-type: none">▪ \$6.0 million from Civic Square sale funds first 5 projects	2018 <ul style="list-style-type: none">▪ 14 projects awarded \$7.6 million, EDI's first RFP process	2019 <ul style="list-style-type: none">▪ 17 projects awarded \$5.8 million	2020 <ul style="list-style-type: none">▪ 21 projects awarded \$10.7 million
2021 <ul style="list-style-type: none">▪ 38 projects awarded \$44.5 million	2022 <ul style="list-style-type: none">▪ 21 projects awarded \$18.9 million	2023 <ul style="list-style-type: none">▪ 34 projects awarded \$23.1 million via two RFP cycles	<p><i>*Annual award numbers have been rounded and may reflect multiple funding sources. Some projects receive more than one award type in a given year or across multiple years</i></p>

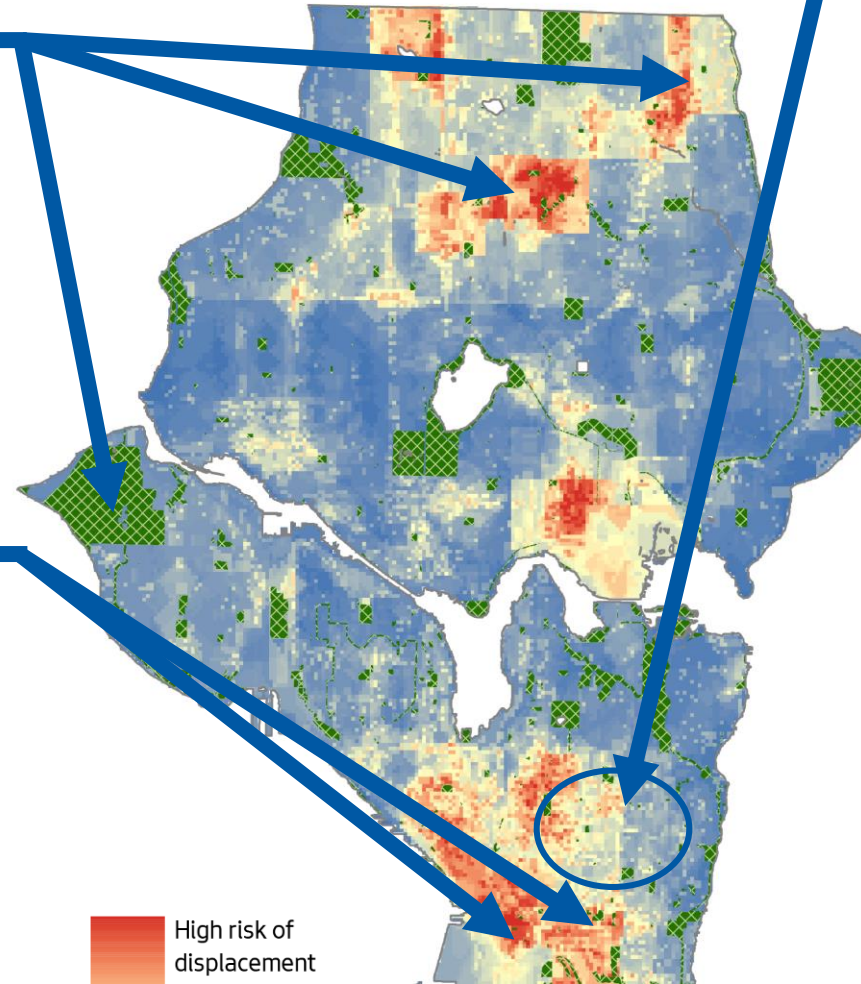
North & Central

North

- Chief Seattle Club – North Seattle Longhouse
- Lake City Collective
- United Indians of All Tribes

Pioneer Square & CID

- Chief Seattle Club - ?al-?al
- AiPACE
- Friends of Little Saigon
- Interim CDA
- Interim - Kong Yick
- SCIDpda
- Seattle Indian Services Commission
- Wing Luke Museum



Capitol Hill / Central District

- Africatown – Midtown Center*
- Africatown – William Grose Center for Cultural Innovation
- Arte Noir*
- Bird Barr Place
- Casa Latina
- Central Area Senior Center
- Central Area Youth Association*
- Eritrean Community in Seattle & Vicinity
- CDCPDA
- FAME-Equity Alliance of Washington
- First AME Housing Association
- Hip Hop is Green
- Nehemiah Initiative
- New Hope Community Development Institute
- Trans Women of Color Solidarity Network
- Wa Na Wari

South/Southwest & Citywide

Delridge

Delridge Neighborhood Development Association

Refugee and Immigrant Family Center

Urban Black

African Community Housing & Development - SI

Duwamish & SW

Duwamish Longhouse

Duwamish Valley Affordable Housing Coalition

Duwamish Valley Sustainability Coalition

Shared Space Foundation/Duwamish Tribal Services

Khmer Community of Seattle/King County

Southpark

Cultivate Southpark

Beacon Hill

El Centro de la Raza

Estelita's Library

Nurturing Roots

Queer the Land

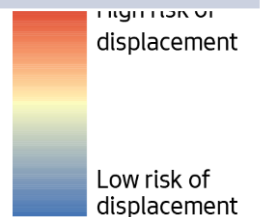
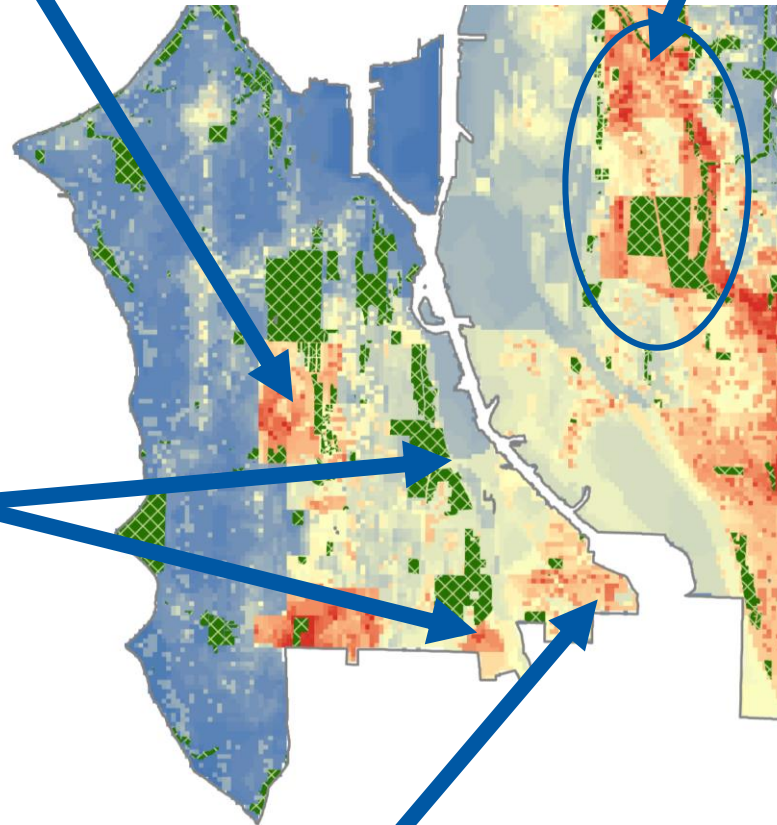
Casa Latina

Citywide

Black Star Farmers

Community-Owned Resource Development

Na'ah Illahee Fund



Rainier Valley

Rainier Valley

ADEFUA

African Women Business Alliance

Africatown Youth Achievement Center

BIPOC Sustainable Tiny Art House Community

Black and Tan Hall

Co Lam Pagoda

Cham Refugee Community

Empowering Youth and Families Outreach

Ethiopian Community of Seattle

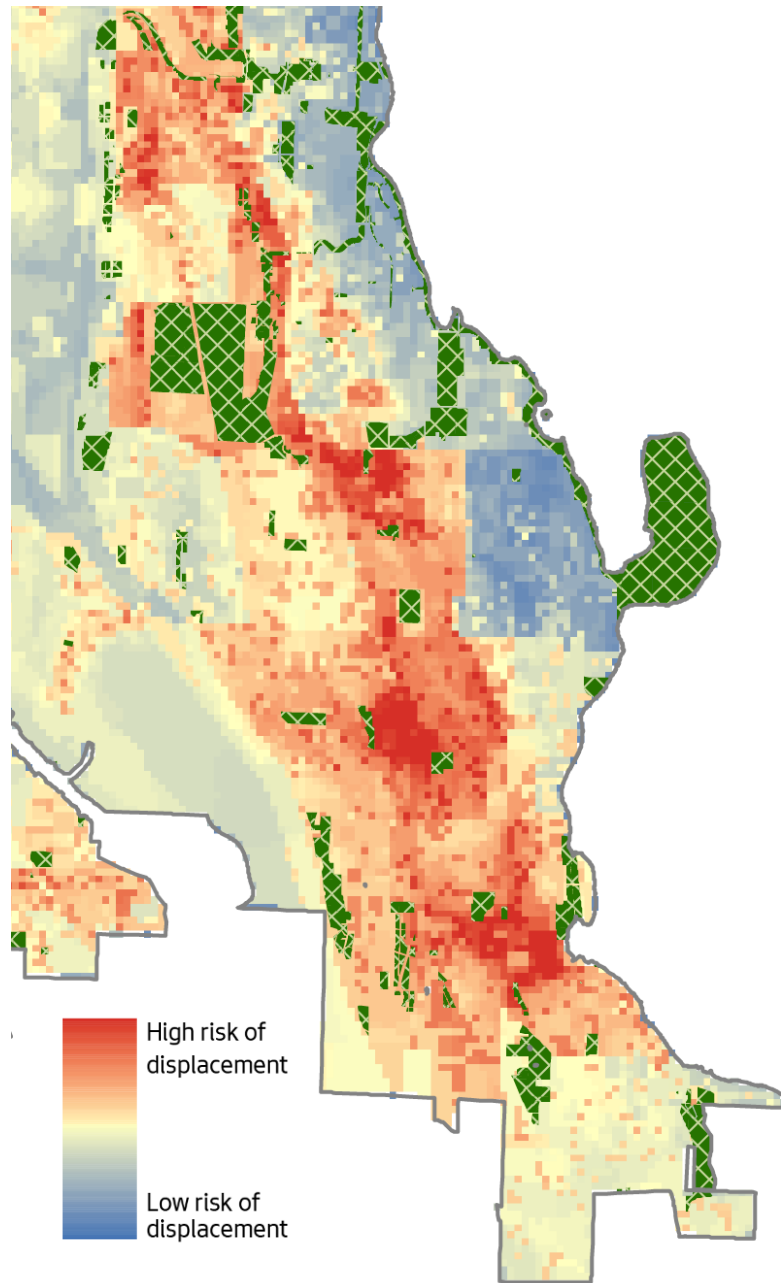
Fathers and Sons Together

Filipino Community of Seattle

HomeSight Opportunity Center at Othello

House of Mkeka

Kwanza Preparatory Academy



Rainier Valley

LEMS

Multicultural Community Coalition

Muslim Housing Services

Rainier Ave Radio

Rainier Beach Action Coalition Food Innovation

Rainier Valley Midwives

Royal Esquire Club

SEED Hillman City Partners

Somali Health Board

STEM Paths Innovation Network

Tubman Health Center

Union Cultural Center

Urban Family

West African Community Council

Yehaw

Project Profile – Arte Noire

A Black Arts and Culture retail and gallery space located in Seattle’s Historic Central District.

EDI Funding:

- \$1.92M towards acquisition and site development.

Location:

- Purchase of 3228 sq ft
- Midtown Square at 23rd & Union
- Anchor owner in the development

Facilities:

- Permanent gallery space
- New Black culture retail area
- Small recording studio

Investment Impact:

- Establish generational control
- Generate equity gains
- Expand investment in Black artists
- Support Black culture makers in Central District, Seattle's historic center of Black life

“Tackling the multiple aspects of displacement requires collaborative approaches. This funding further solidifies our partnership with the City of Seattle in establishing spaces like ARTE NOIR that reclaim some of what has been lost and build sustainable impacts for the arts and cultural community.” Vivian Phillips of ARTE NOIR.



Project Profile – Rainier Valley Midwives

Funding History:

- \$3.5M invested in site acquisition (complete), permitting fees, and tenant improvements, and capacity-building
- Predevelopment and design phase

Facility Design:

- Birthing suites
- Walk-in clinic
- Garden space for clients
- Surgery suite



Community Health Context (98118-zip code):

- Faces worse healthcare outcomes, attributed to higher rates of families below the federal poverty level, particularly compared to other parts of Seattle

Capacity and Demand:

- Initially intended to support 400 births annually
- Demand doubled during the pandemic

Location and Services:

- Site on South Mead Street, near Othello station
- Provides community-based:
 - Pregnancy care
 - Mental health services
 - Family planning
- 75% of clients are BIPOC
- Prioritizes healing, repairing harms, and fostering connection
- Focus on creating wholeness and wellness collaboratively

Project Profile – Rainier Beach Action Coalition Food Innovation District

Funding History:

- Total of \$4.8M invested in acquisition, capacity-building, and site improvements.
- Acquisition completed, now in predevelopment/design.

Serves Community at Risk:

- Racial equity analysis as high-risk for displacement area
- 80+% of residents are BIPOC, compared to 35.5% citywide

EDI Grant and Zoning Change:

- Selected for EDI in 2017
- Proposed land zoning change around Rainier Beach light rail station
- Mandates space for community development, specifically a community center



Community Center Features:

- Job centers and shared work areas
- Commercial kitchen and community gathering spots
- Apartments/offices on upper floors
- Early childhood development spaces
- Nearby horticultural becomes an urban farm

Food Innovation District Goals:

- Enhance access to community resources
- Provide housing or office space to prevent displacement
- Promote transportation mobility via light rail proximity

Project Profile – Chief Seattle Club - ?al-?al

?ál?al (meaning “Home” in Lushootseed), a residence for urban Natives to call home, find stability through housing, and connect with our community. Project is complete and in compliance period.

Funding:

- Initial \$1 million in 2018 from EDI
- Additional \$1 million in 2019 and \$1.7 million in 2020 from Council

Purpose:

- Advance Chief Seattle Club's Pioneer Square urban housing complex " ?ál?al “ serving homeless American Indian/Alaskan Native population

Outcome:

- Over 80 affordable apartments
- Health clinic, non-profit offices, and a cafe/gallery space and community spaces
- Immediate ownership for Chief Seattle Club

Program Enhancements:

- 2019 and 2020, Council budget adds increased CDBG by 1M and 1.7M, adding \$500,000 to project for rehabilitation of adjacent social services space.
- OPCD and HSD consolidate ?al-?al contracts to reduce compliance burdens.
- Start of construction, infusion of residential funding sources reimburses EDI predevelopment funds.
- Funds then reinvested to complete healthcare clinic and programming spaces.
- This simultaneously allows Chief Seattle Club to take immediate ownership of the non-housing condominium space.

Friends of Little Sài Gòn Landmark Project Profile

Friends of Little Sài Gòn envisions a community-owned gathering space offering affordable housing, affordable commercial space, and a cultural center serving the needs of primarily displaced Vietnamese and Southeast Asian communities. Each component of the development will reflect Vietnamese Americans' rich culture, history, and future.

Funding History:

- Initial EDI allocation of \$1.6 million in 2017
- Additional \$5 million awarded in 2022 for property acquisition
- Land acquisition completed - currently fundraising housing dollars

Feasibility Study:

- \$160,000 for a feasibility study by SCIDpda identifying potential project locations

Capacity-Building Support:

- 6 years of capacity-building to sustain staff advancing the project

Challenges and Solutions:

- Methodical options exploration, overcoming challenges like price and site issues
- Funding round in 2022 facilitated negotiations and property acquisition

Success Factors:

- Consistent capacity-building and initial investment crucial for successful offer



EDI Work Ahead

EDI Board Facilitation and Administration



- Ordinance Update
- New Member Appointments
- Board Convening + Engagements
- Evaluate and Recommend EDI Awards

Interdepartmental Support and Collaboration



- Support development of rules and practices, for ED Zoning, Connected Communities Implementation, and partner matchmaking.

EDI Annual RFP and

Award



- 1 EDI RFP Process in 2024
- NOFA Communications and Engagement
- Community Review Panel
- Funding Criteria Priorities
- Evaluation and Recommendations
- Leverage / Integrate into EDI 2.0

Advancing Projects and Initiatives



- Managing EDI Projects
- Policy Analysis and Development
- Technical Assistance
- EDOT and Indigenous Planning
- Empower ED via partnerships

EDI 2.0 | Visioning and Strategic Planning



- Procurement and Consultant Selection
- Evaluate / Select Planning Framework
- Mission, Vision, Values Update
- Community and Stakeholder Visioning
- Strategic Planning

EDI Division Operational Planning and Improvements



- Div. Structure & Governance
- Continuous Improvement
- Employee Development
- Accounting, Contracting, Budget
- Improve Technology, Tools, Protocols



Questions?

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