



RACE & SOCIAL JUSTICE

2016 RSJI Accomplishments



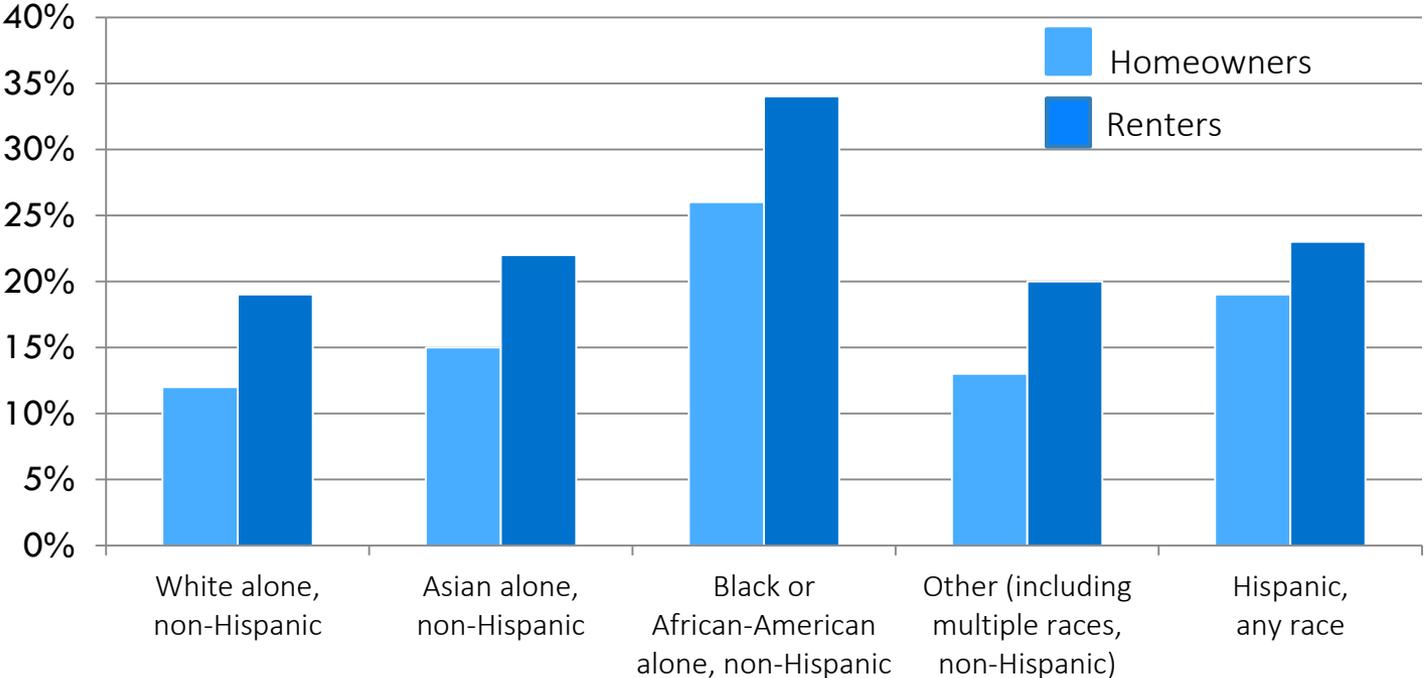
Seattle
Office of Housing

Seattle City Council
March 3, 2017

Housing Affordability is a RSJ Issue

Severe Housing Cost Burden by Race/Ethnicity

Over 25% of Black/African American owners, and close to 35% of Black/African American renters, pay more than half of their incomes for housing.



2016 RSJI Highlights -

Support Women and Minority Owned Business (WMBE)



- Multi-family lending staff encourages housing developers to increase WMBE participation
- Asset Management staff incorporates message encouraging WMBE utilization in site inspection reports

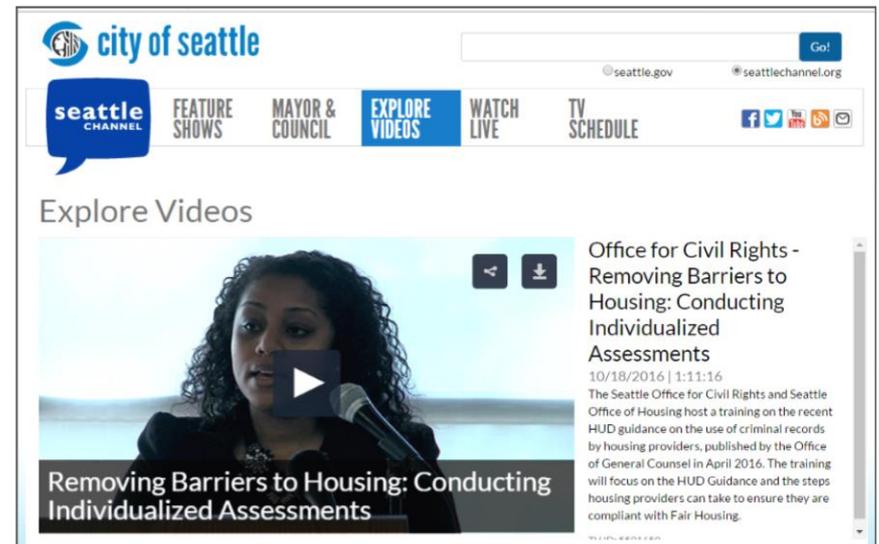
	WMBE Goal	Actual
Purchasing	40%	56%
Consulting	20%	13%
Weatherization	NA	23%

2016 RSJI Highlights

Removing Barriers to Housing: Conducting Individualized Assessments

- Workshop for property owners and managers
- Cooperation with OCR

All-staff training and employee orientation



The screenshot shows the City of Seattle website's 'Explore Videos' section. At the top, there is a navigation bar with the 'city of seattle' logo, a search bar, and social media links. Below this, there are links for 'seattle CHANNEL', 'FEATURE SHOWS', 'MAYOR & COUNCIL', 'EXPLORE VIDEOS', 'WATCH LIVE', and 'TV SCHEDULE'. The main content area features a video player with a play button and a title: 'Removing Barriers to Housing: Conducting Individualized Assessments'. To the right of the video player, there is a text block with the following information:

Office for Civil Rights - Removing Barriers to Housing: Conducting Individualized Assessments
10/18/2016 | 1:11:16
The Seattle Office for Civil Rights and Seattle Office of Housing host a training on the recent HUD guidance on the use of criminal records by housing providers, published by the Office of General Counsel in April 2016. The training will focus on the HUD Guidance and the steps housing providers can take to ensure they are compliant with Fair Housing.

2016 RSJI Toolkits

1. Affirmative Marketing – MFTE and MHA
2. Weatherization Covenant
3. Foreclosure Prevention (Seattle Housing Levy renewal)
4. Home Repair Loan Program (Seattle Housing Levy renewal)

Affirmative Marketing – MFTE & MHA

Outcome

Eliminate racial disparities in rental of private market affordable units supported by the City's Multifamily Tax Exemption (MFTE) and Mandatory Housing Affordability (MHA) for African Americans, Asians and Asian Americans, Latinos/Hispanics, Native Americans, immigrant, and refugee communities.

- Launch survey to over 60 community organizations
- Targeted survey outreach with DON Community Liaisons
- Relationship building with community organizations to facilitate fair access to homes



Weatherization Covenant

Outcome

Low-income African American, Asian and Asian American, Latinos/Hispanic, Native American, immigrant and refugee homeowners would not face unnecessary burdens to program entry or barriers to accessing the equity in their homes absent evidence that there is compelling reason to impose the proposed resale restriction.



- Considered covenant to restrict resale of home for three years
- Reviewed data and found very few sold homes
- Determined increasing application process complexity and restricting access to equity would have chilling effect on program participation

Home Repair Loan Program

Outcome

Low-income African American, Asian and Asian American, Latinos/Hispanic, Native American, immigrant and refugee homeowners who cannot qualify for home repair loans to address critical home repair needs are able to obtain necessary grant funding and remain safely in their homes.

Implementation:

- Establish partnerships to identify homeowners in early stages of the foreclosure process.



Foreclosure Prevention

Outcome

African American, Asian and Asian American, Latinos/Hispanic, Native American, immigrant and refugee homeowners are served at a higher rate than the overall percentage of homeowners of color in Seattle by foreclosure prevention program.

Implementation:

- Cooperation with DON on outreach
- Targeted outreach to areas with high numbers of homeowners of color



RSJI Housing Levy - Planning

1. Community outreach for Housing Levy creation
2. Community outreach for Housing Levy education
3. Stakeholder outreach for A&F Plan



Housing Levy RSJI - Implementation

1. Rental Rehab Financing - targeted outreach in areas at high risk of displacement, with tenant and other community organizations to identify buildings
2. Affirmative Marketing Toolkit – extend to Rental Housing Program portfolio
3. Coordinated Inclusive Outreach - with DON and HALA team to share information about all OH programs



RSJI in 2017 – a look ahead

- Individualized Assessment Guideline
- City Light Funded Weatherization Toolkit
- Translate Informational Flyers and Fact Sheets
- Criminal Records Workshop



QUESTIONS?



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