EQUITABLE DEVELOPMENT

Governing for Racial Equity March 25, 2014
Defining Equitable Development

Source: Adapted from U.S. Environmental Protection Agency Senior Program Officer Carleton Eley’s 2010 article “Equitable Development: Untangling the Web of Urban Development through Collaborative Problem Solving”; Sustain: A Journal of Environmental and Sustainability Issues, 2010
Puget Sound Regional Equity Network’s Principals of Equitable Development

- Prevent involuntary displacement.
- Preserve and expand affordable housing options.
- Understand and respond to local context.
- Promote broader mobility and connectivity.
- Practice meaningful community engagement.
- Develop healthy and safe communities.
- Promote environmental justice.
- Achieve full accessibility.
- Advance economic opportunity.
The region’s population is becoming increasingly diverse: 1990
The region’s population is becoming increasingly diverse: 2000
The region’s population is becoming increasingly diverse: 2010
Public Policy
Inequitable Growth: New York

Red is White
Blue is Black
Green is Asian
Orange is Hispanic
Gray is Other

Dot is 25 people
from Census 2000
Chicago

Red is White
Blue is Black
Green is Asian
Orange is Hispanic
Gray is Other

Dot is 25 people
from Census 2000
Detroit

Red is White
Blue is Black
Green is Asian
Orange is Hispanic
Gray is Other

Dot is 25 people

from Census 2000
Racial Inequities Result
1990

Black Population In Central District – 51%
2010 Black Population in Central District – 23%
Break Out Discussion

- How did past policy and investment decisions lead to inequitable growth in your community?

- What are the demographic trends in your community?

- What would equitable growth look like in your community?
Is Southeast Seattle Next?

“Rail Line Brings Housing Clash” – June 10, 2013

- Private real estate market strength increasing
- Incomes rising
- Educational attainment rising
- Lower share of rental households
- New public transportation
Escalating Real Estate Values

Assessed Land Values and Sales Prices Near Othello Station

Value per Square Foot

- The Station
- 7324 MLK
- Safeway
- Chase
- Miracle Temple
- Israelite CC
- Citadel
- Dental Office
- SHA Parcels
- Apartment
- King Plaza
- End Lot
- 7119 MLK
- The Station Land Sale
- Bank of America
- Citadel Land Sale
- King Square

Source: King County Tax Assessor records
Engage Historically Underrepresented Communities

Increase Community Leadership Capacity

Neighborhood Plan Goals that Reflect Issues of Equity
1. Growth in new housing and commercial uses near light rail stations.
2. Strong commercial districts including a mix of small, local and ethnic businesses.
3. Housing affordable to a range of incomes and household sizes.
4. Multicultural community center to strengthen diversity.
$3 Million HUD Challenge Grant
- $5.9 Million in local match

Implementation of priorities from SE Seattle Neighborhood Plans

Community Cornerstones Theory of Change

Creating affordable residential, commercial, and community space provides stability to residents and businesses vulnerable to the displacement pressures of escalating real estate values resulting from private investment at new light rail stations. If these stabilizing anchors exist, economic prosperity and self-determination will result in these communities and all of Seattle will benefit from these ethnically and economically diverse communities. In addition, to ensure equitable outcomes, low-income residents and communities of color must be active decision makers.
Equitable TOD Loan Program

- Funders Partnership: City, Rainier Valley Community Development Fund, Enterprise, Impact Capital
- Funds: $7 million for site acquisition of 2-4 sites at any of the six station areas.
- Goals:
  - Family sized housing
  - 200 total units of affordable housing at or below 60% area median income
  - Affordable commercial space
  - Community facilities
Rainier Valley CDF has contacted over 90 businesses in Othello and Graham Corridors.

Identify 15-30 small ethnic businesses to receive in-depth technical assistance (i.e. marketing and business plan development, lease education, improving customer experience and accounting/financial management).

Identify resources to help support business activities including providing a series of business workshops.

Development ‘Business Life Cycle’ to determine type of services and indicators of success.
Planning for Multi-Cultural Center

- Build an effective and sustainable multi-cultural coalition of historically underrepresented communities
- Shape and form the organizational structure that will create, manage and operate the shared multicultural community center
- Complete conceptual pre-development study that includes a plan, cost estimate and a feasible budget to create, manage and operate the shared multicultural community center
Break Out Discussion

- Pick one community in your group
- What community capacity needs and strengths are there?
- What equitable development strategies could be deployed?
- What would that community look like in 20 years?