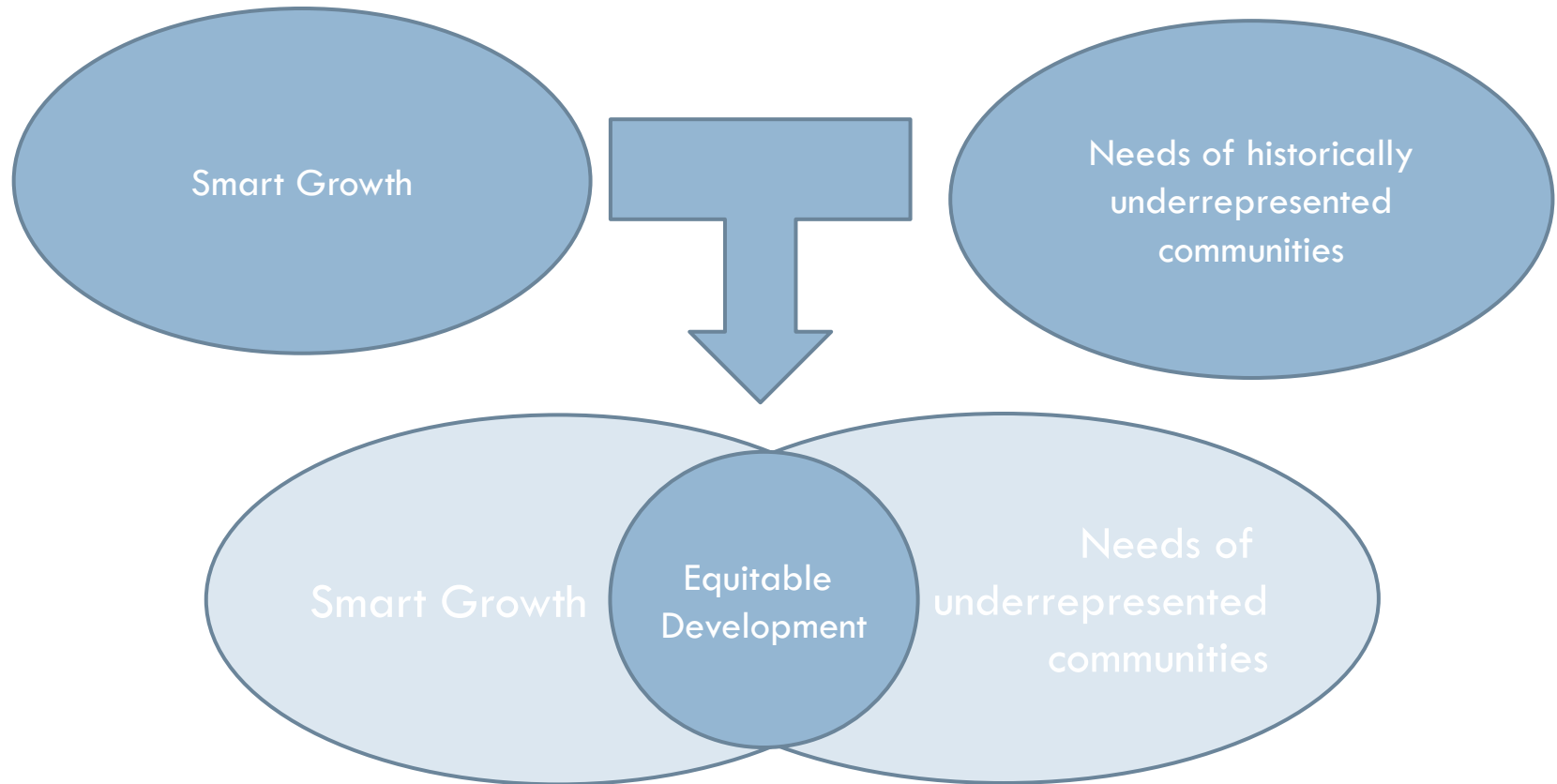


EQUITABLE DEVELOPMENT



Governing for Racial Equity March 25, 2014

Defining Equitable Development

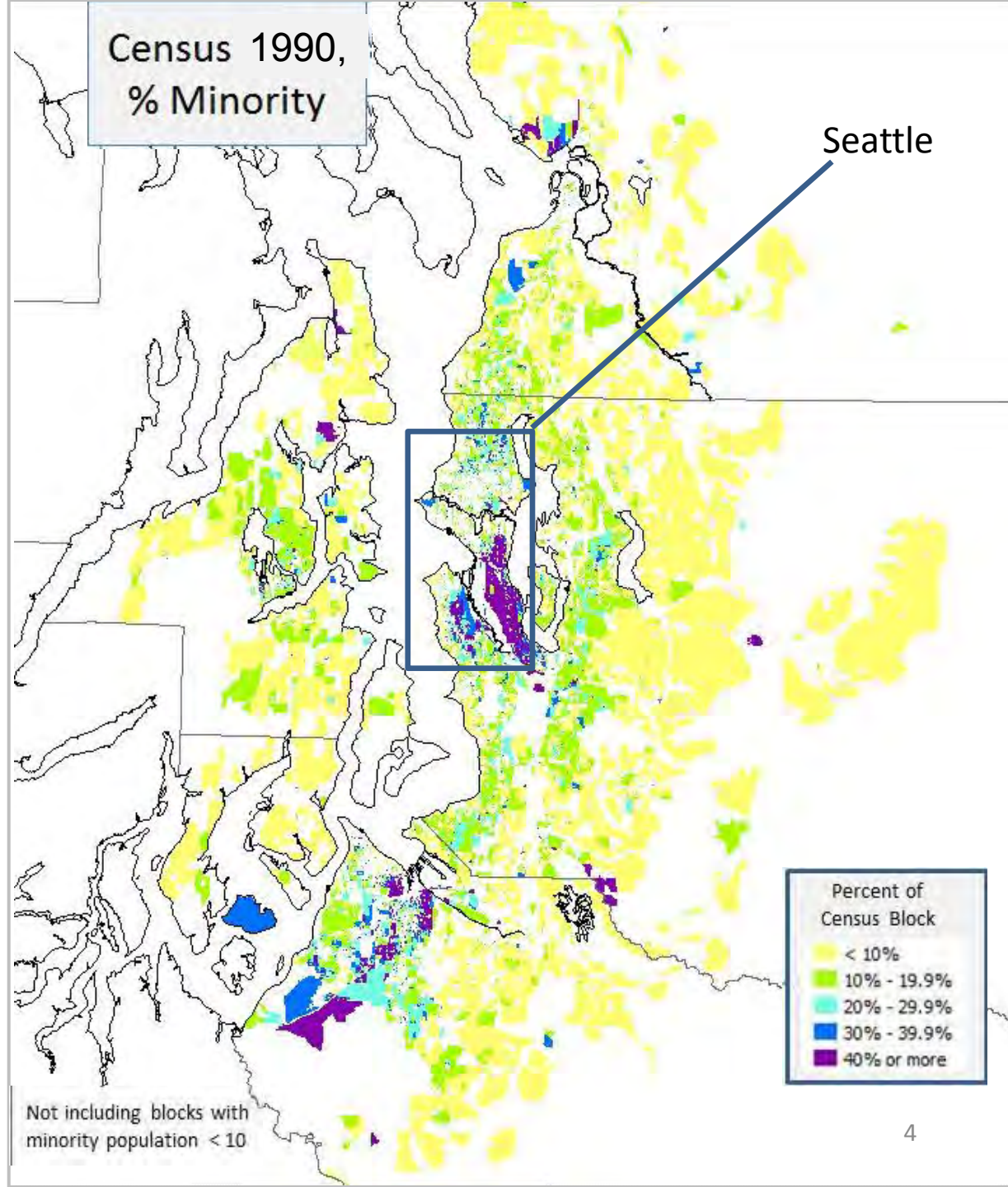


Source: Adapted from U.S. Environmental Protection Agency Senior Program Officer Carleton Eley's 2010 article "Equitable Development: Untangling the Web of Urban Development through Collaborative Problem Solving"; *Sustain: A Journal of Environmental and Sustainability Issues*, 2010

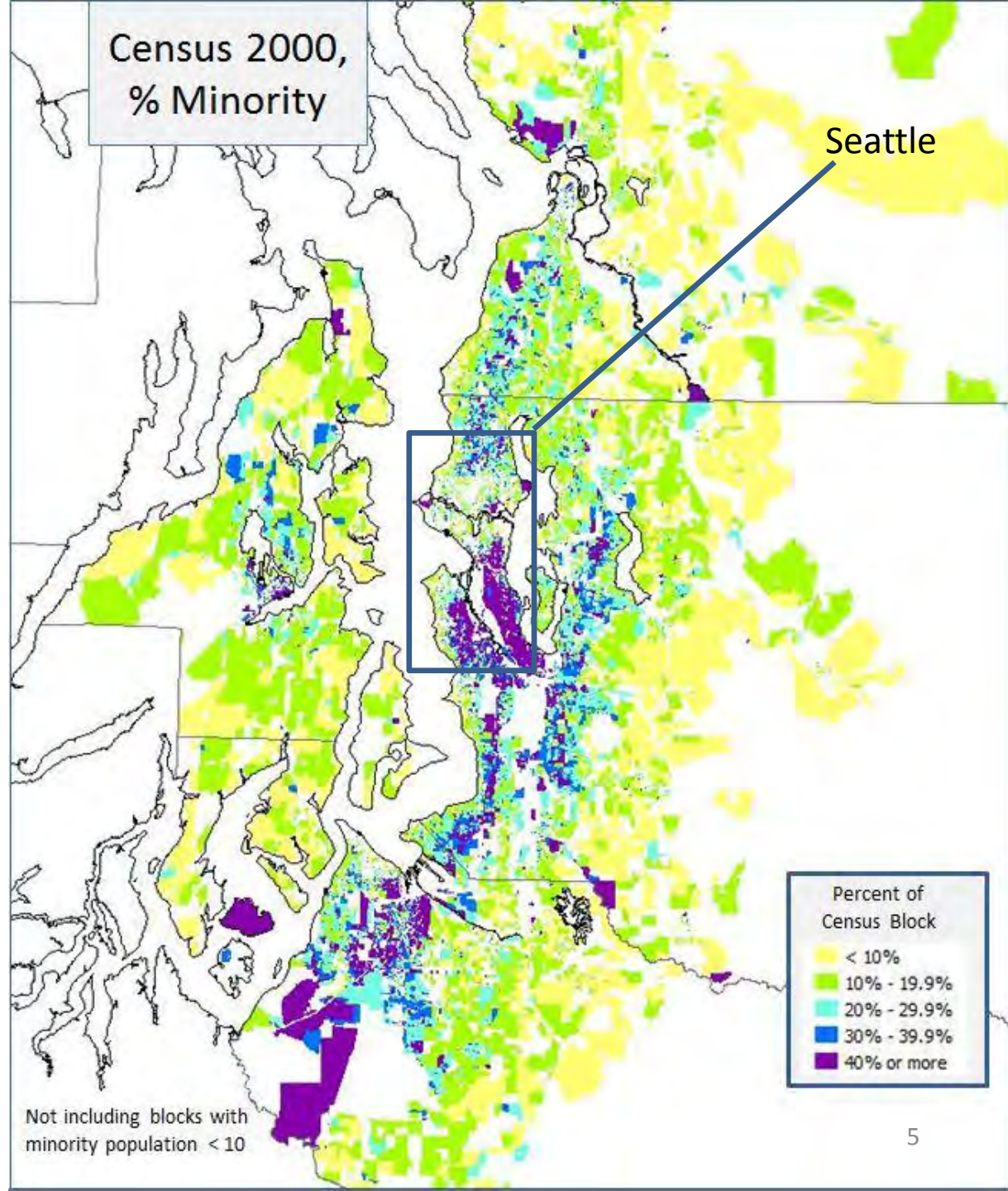
Puget Sound Regional Equity Network's Principals of Equitable Development

- 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.

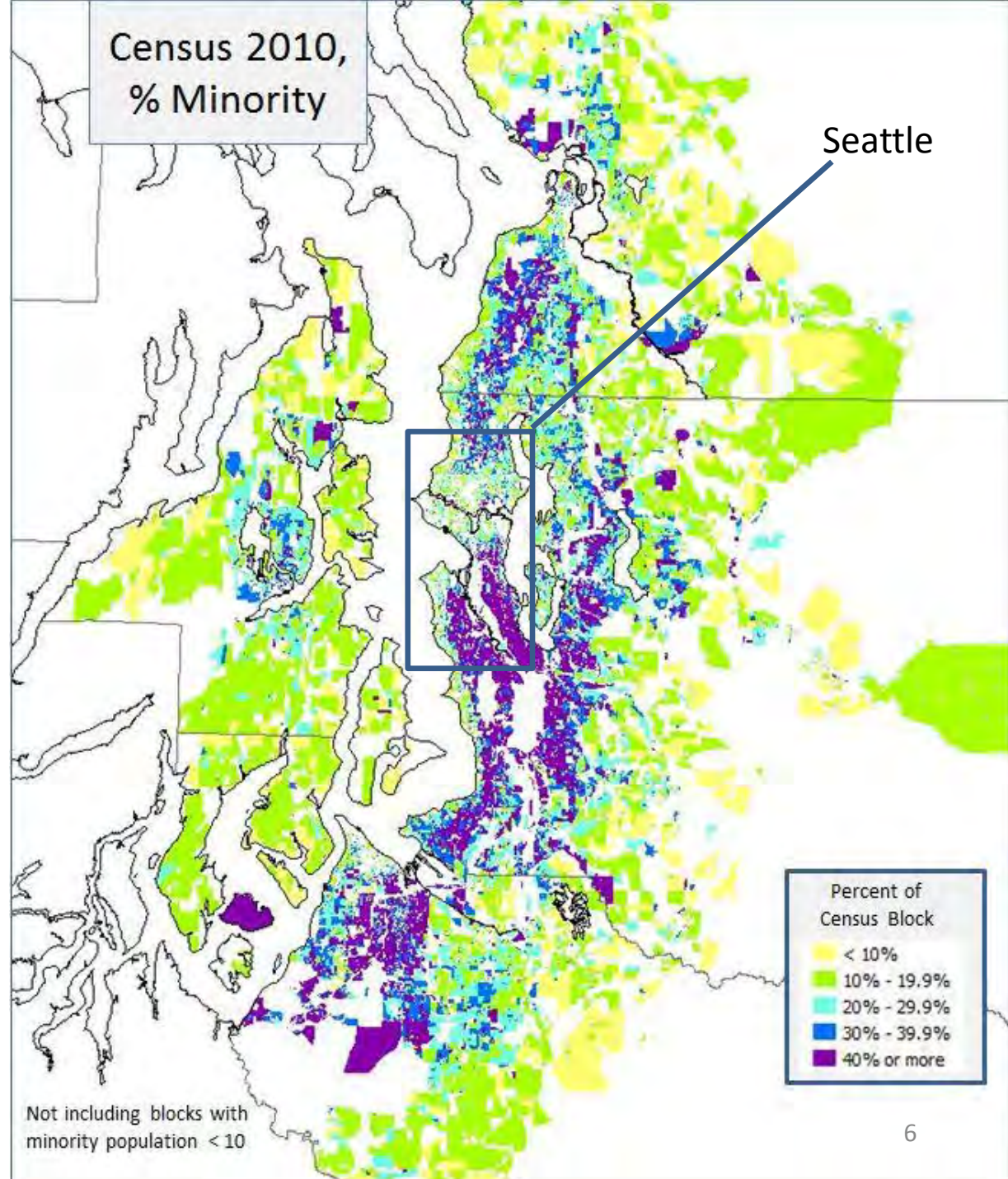
The region's
population is
becoming
increasingly
diverse:
1990



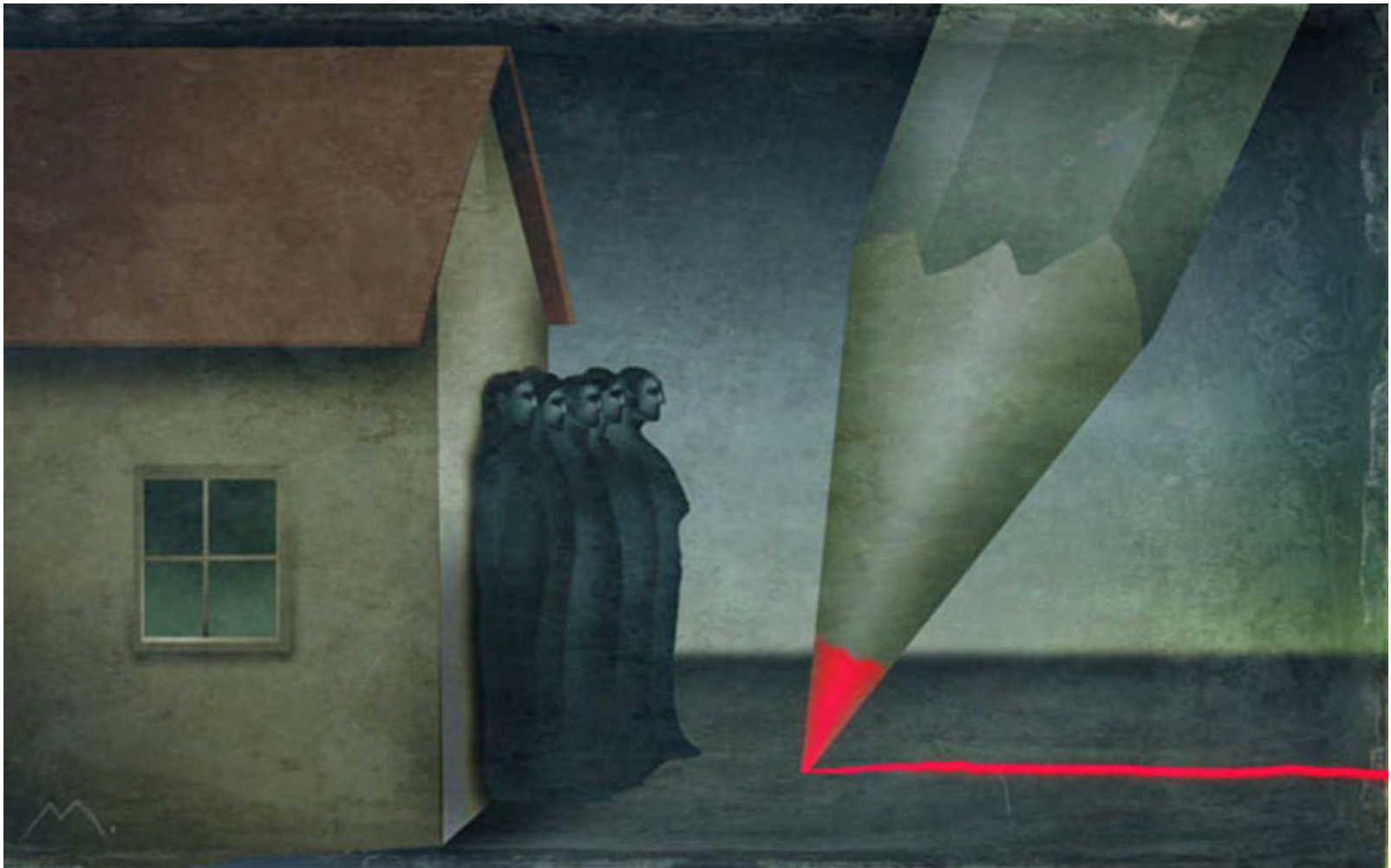
The region's
population is
becoming
increasingly
diverse:
2000



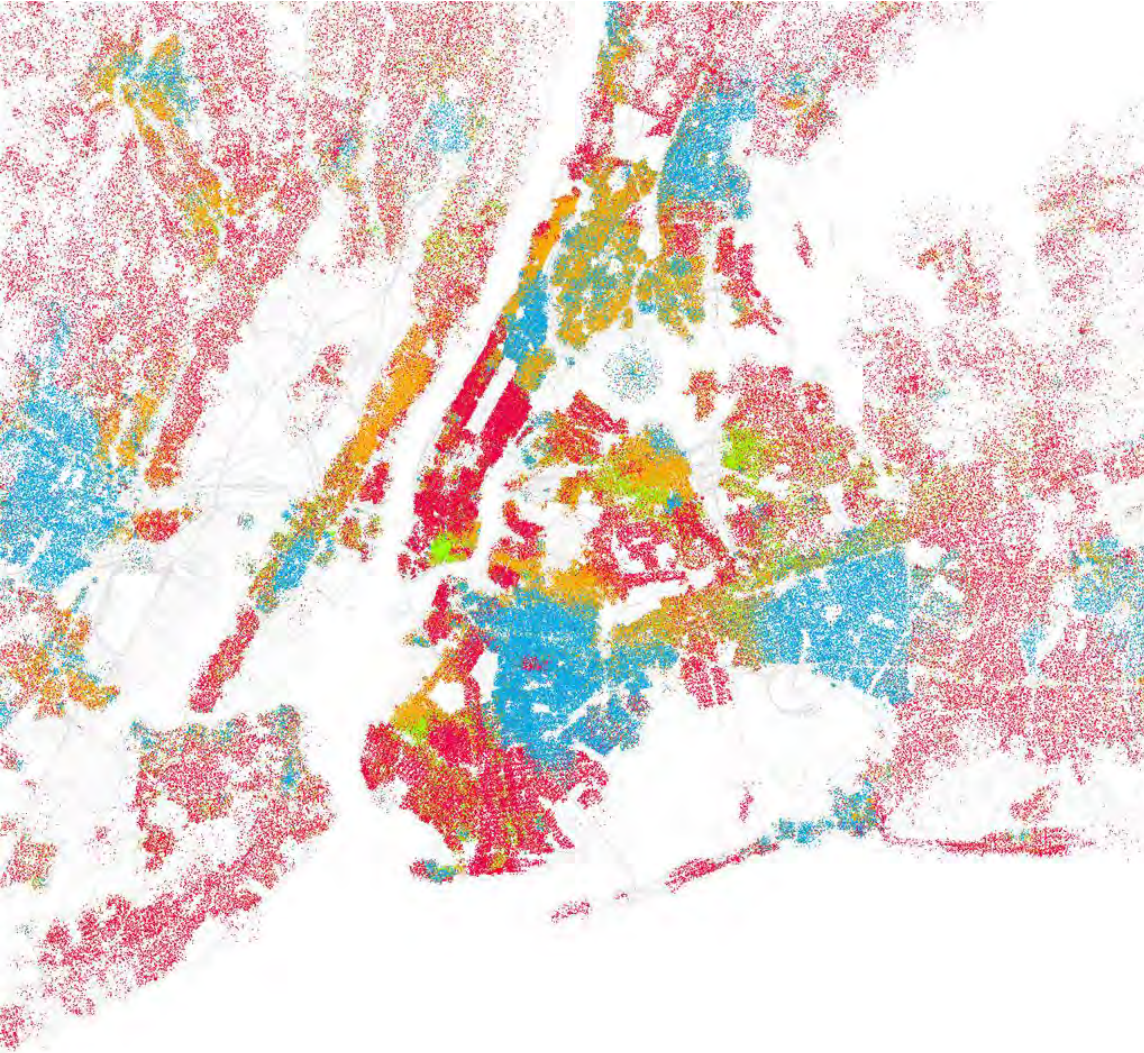
The region's
population is
becoming
increasingly
diverse:
2010



Public Policy



Inequitable Growth: New York



Red is White

Blue is Black

Green is Asian

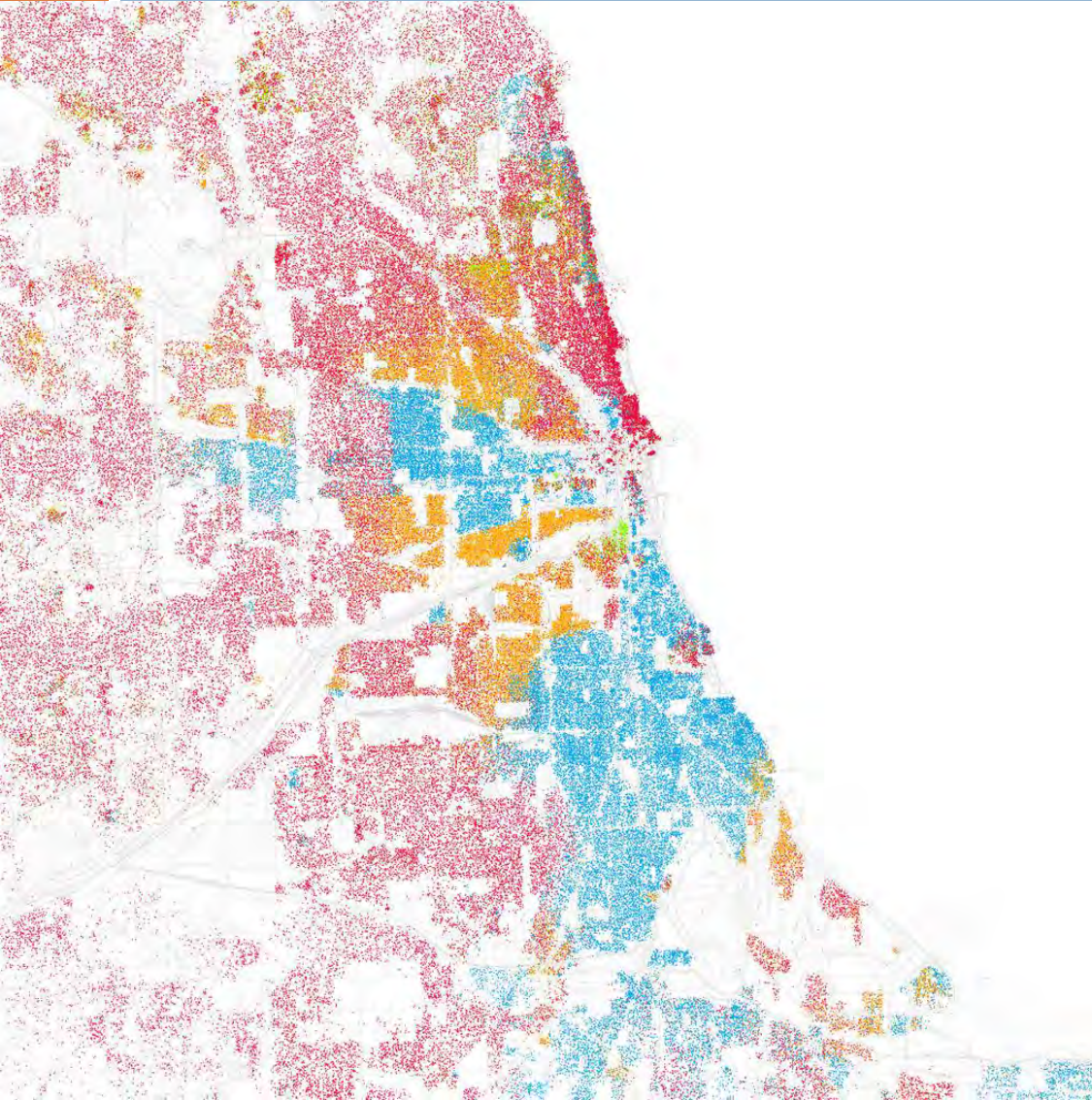
Orange is Hispanic

Gray is Other

Dot is 25 people

from Census 2000

Chicago

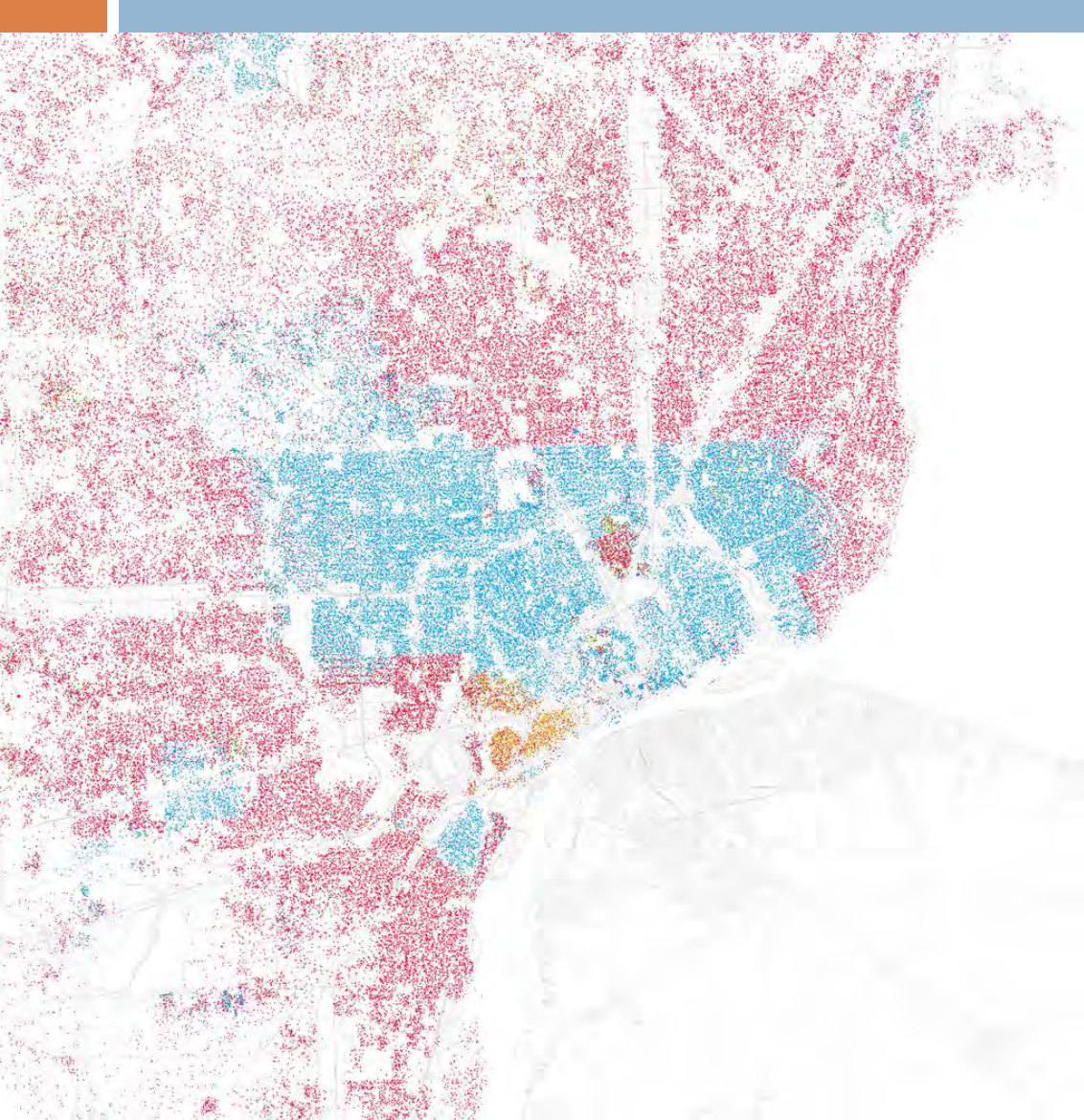


Red is White
Blue is Black
Green is Asian
Orange is Hispanic
Gray is Other

Dot is 25 people

from Census 2000

Detroit



Red is White

Blue is Black

Green is Asian

Orange is Hispanic

Gray is Other

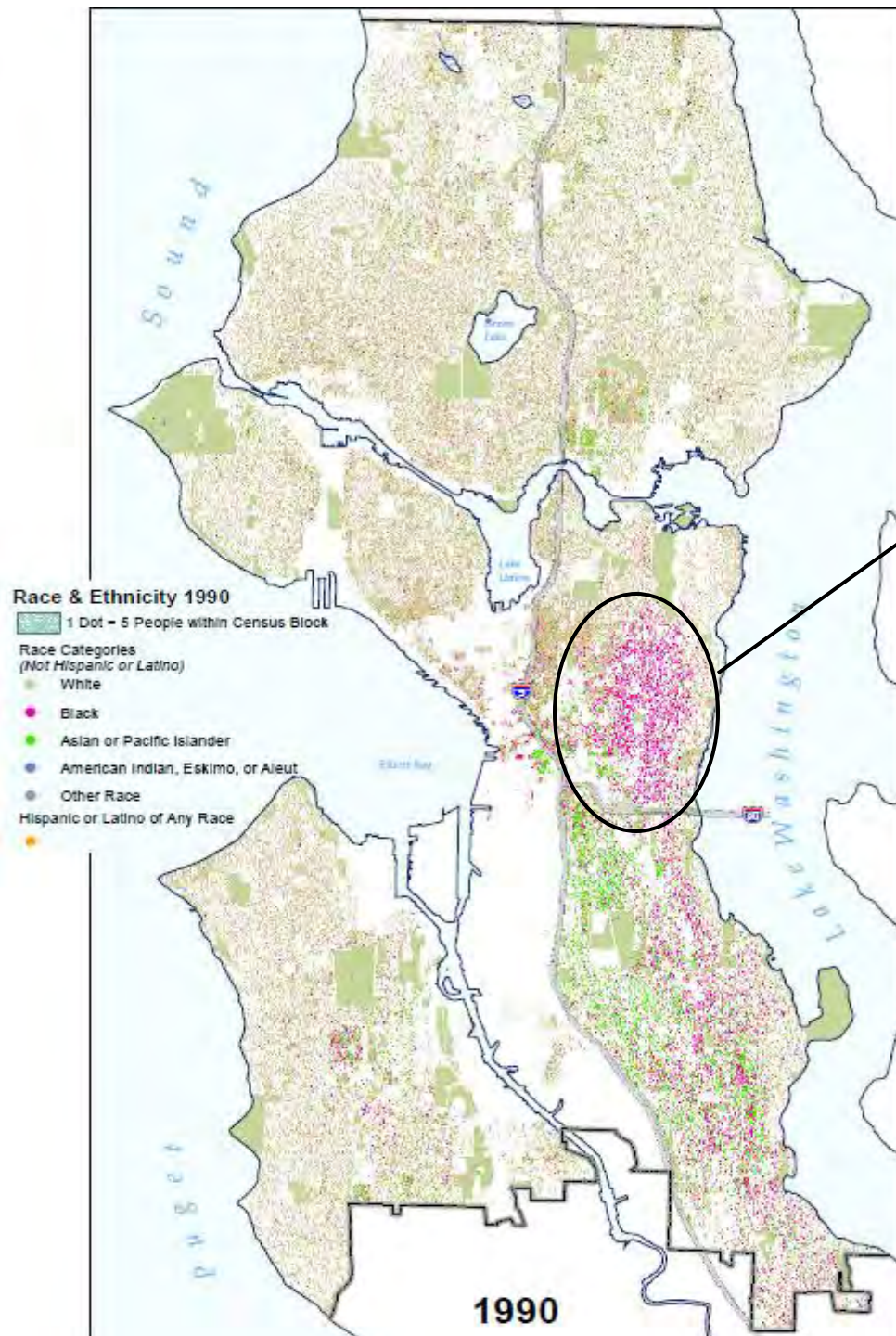
Dot is 25 people

from Census 2000

Racial Inequities Result

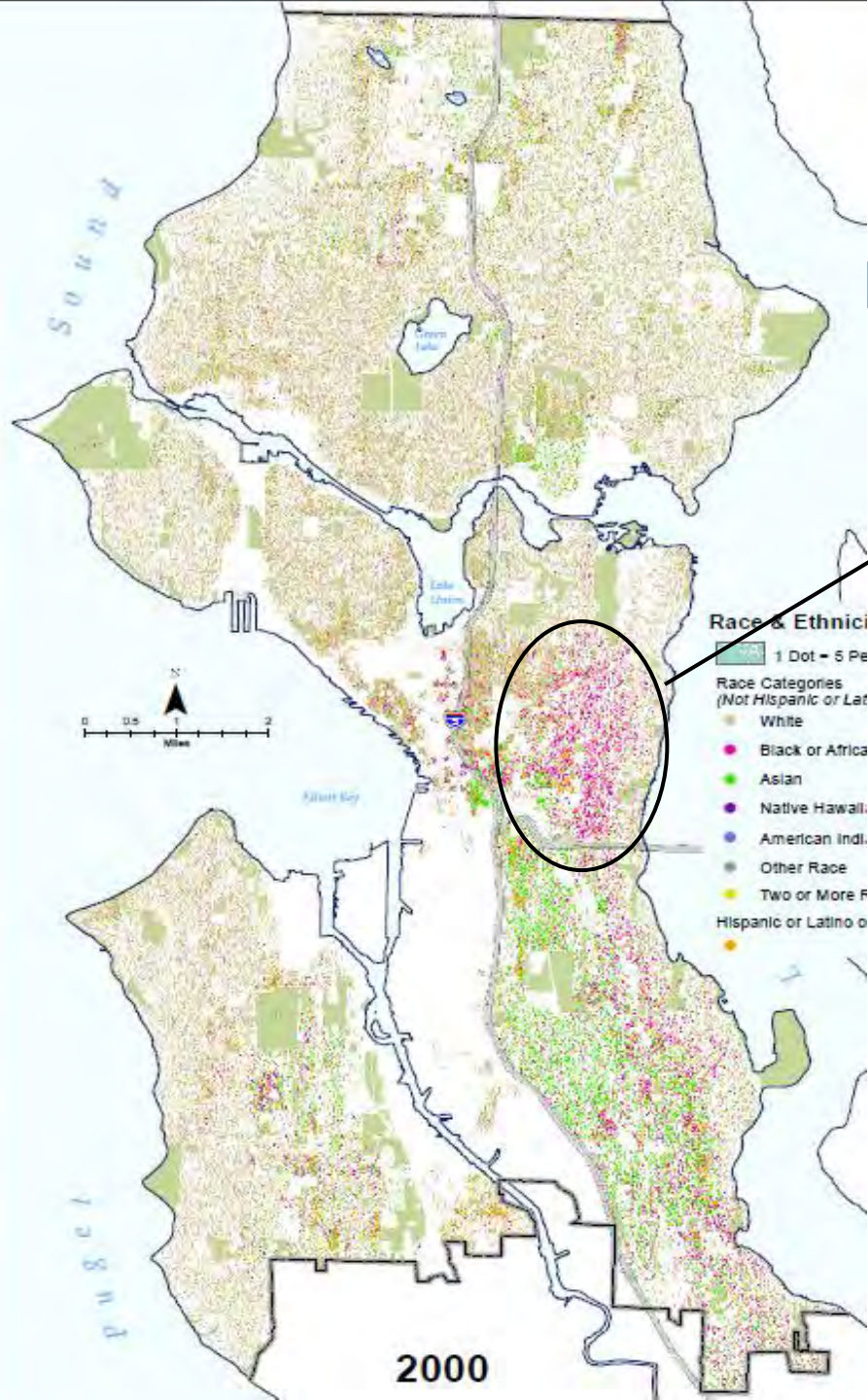


1990



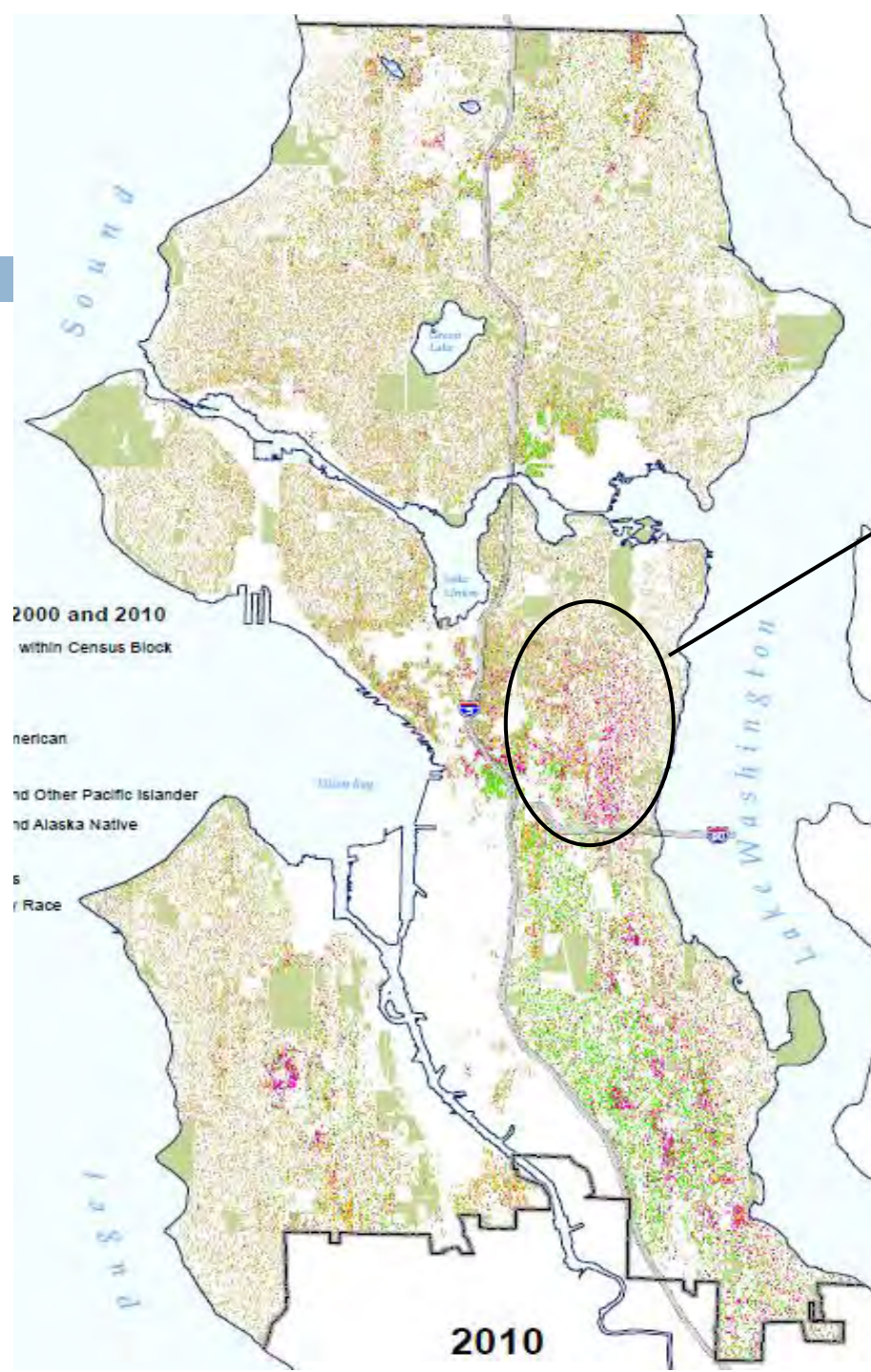
Black
Population
In Central
District
– 51%

2000



Black
Population
In Central
District
– 36%

2010



Black
Population
in Central
District
– 23%

Break Out Discussion

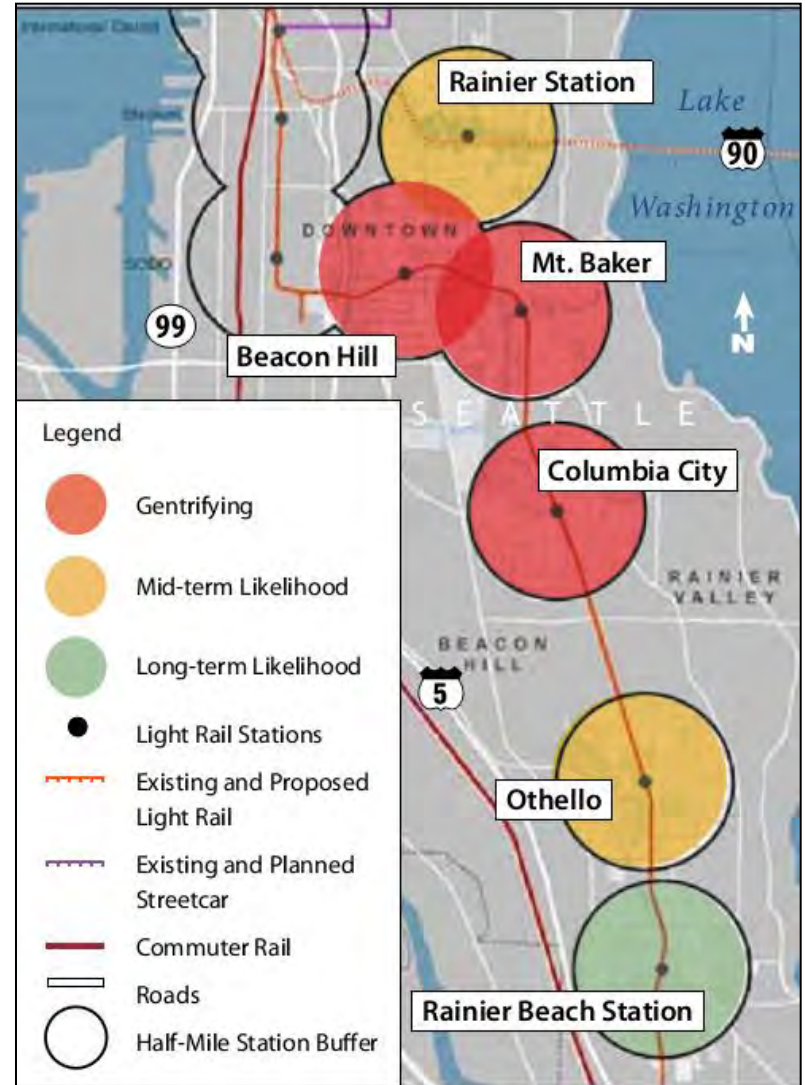
- How did past policy and investment decisions lead to inequitable growth in your community?
- What are the demographic trends in your community?
- What would equitable growth look like in your community?

Is Southeast Seattle Next?

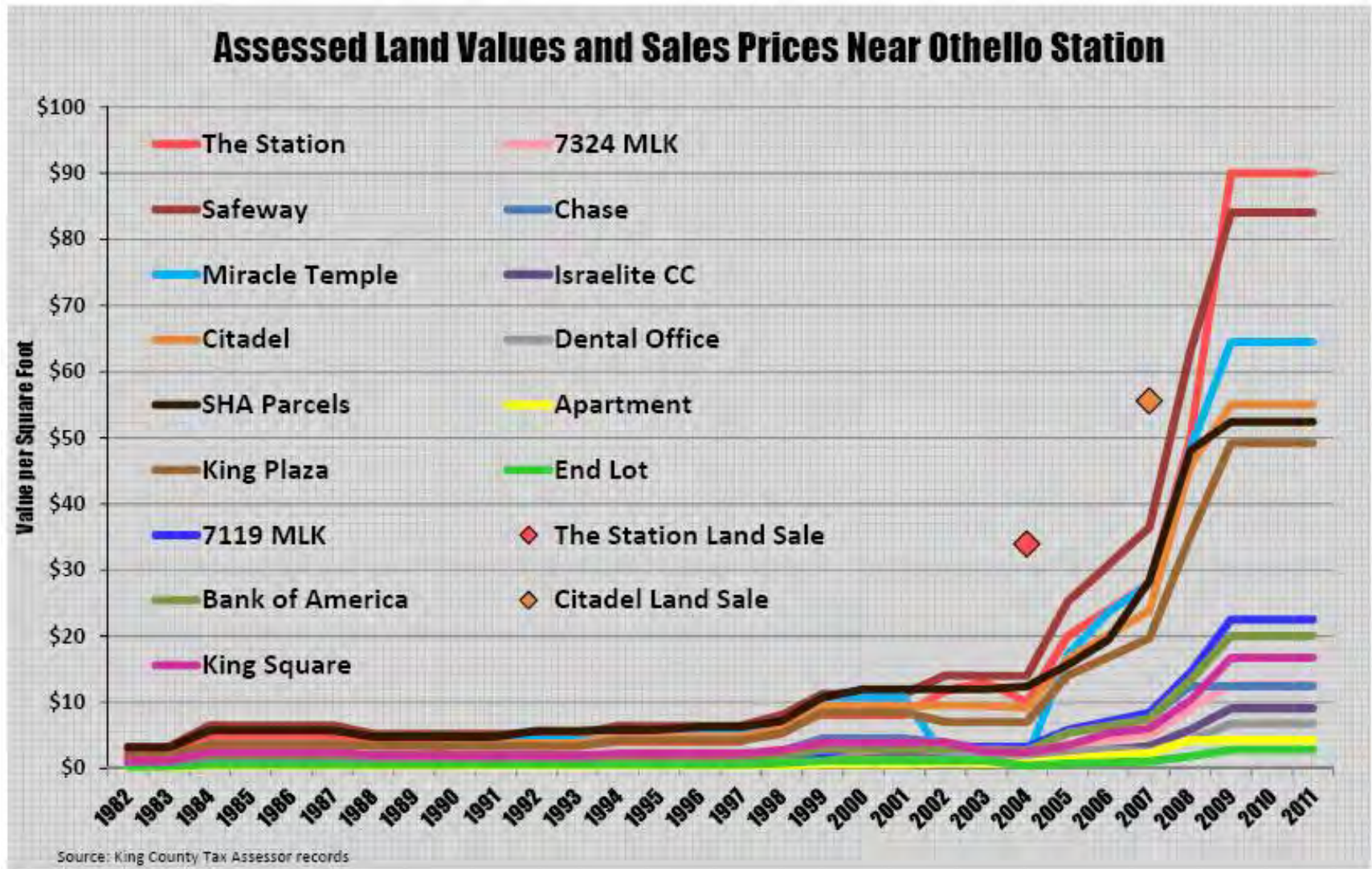
THE WALL STREET JOURNAL.

“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

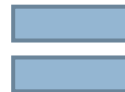


Planning for Equitable Outcomes

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.

Seattle's Community Cornerstones

\$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





Othello Commercial Stability Strategy

- 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?