



Wednesday August 2, 2023

11:00 AM -1:00PM

Virtual Option: [Webex](#)

**Attendees:**

Board Members: Evelyn Allen, Willard Brown, Sophia Benalfew, Jamie Madden, Kaleb Germinaro, Abdi Yussuf, Dr. Mark Jones, Diana Parades

**Absent:** Quanlin Hu, Lindsay Goes Behind, Denise Perez, Jennell Lee Hicks, John Rodriguez,

**Public:** Charles Askew

**Public Comment**

None

**Welcome & Relationship Building**

Bana Abera, EDI AB Facilitator

*Relationship building and Confirm Attendance.*

**Approval of June and July Meeting Minutes**

Bana Abera, EDI AB Facilitator

Willard moves to approve. Seconded by Dr. Jones.

Call for additional comments/edits

- All in favor as is – all
- No – Nay or abstain – 0
- Abstain – 0

Minutes approved.

**2023 EDI Summer RFP**

We are in the middle of the RFP process. We received 61 applications and applications closed on Sunday, July 23rd. We received 28 capital applications, 12 land acquisitions, 3 capital/land acquisition combined, and 18 capacity building applications. The total asks of applicant ask is approximately 61 million, and we have \$7.8 Million available funding. Announcements will be made end of September.

Board member: Is there community review panel for this year's process?

Staff: Not this year because of the short turn around of the timeline.



## **Comprehensive Plan Updates & Discussion**

We did a major phase of engagement last summer into the fall and winter. Since Spring, we have transitioned into drafting the plan itself including the EIS and other supplemental pieces.

We won't be adopting a final comprehensive plan until about a year for now.

The board was provided with two kinds of information for discussion today. 1) Content & 2) outreach.

- 1) background on the RET process with a cover memo. Some of the work we're doing now and how it relates to the ad hoc committee as well as the BDS report from facilitating the ad hoc committee. Continuing engagement around displacement and the Anti Displacement Framework.
- 2) Anti-Displacement as a set of strategies for moves we can and should take. We are in the midst of that engagement and will be releasing a preliminary white paper memo in September with the draft. Will continue engagement on anti-displacement themes into the fall. Looking to hear from the board on who and how to engage on these topics.

## **Presentation on Anti-Displacement Framework by Aja Hazelhoff**

This Framework will be released with the plan in September. We are thinking through the vision of growth and newcomers in 2044. This plan is considered as a mandate that charts a course towards housing abundance. Along with this vision is the challenge of displacement pressures due to growth, limiting who can live in Seattle, and displacing current residents through population and economic growth, policy, and market forces. Can be boiled down to land and housing scarcity.

Evictions, home acquisitions, renovations, indirect displacement, commercial displacement. Cost of property taxes and rent. These combine into and reinforce cultural displacement in communities. This is what we are looking to address with this framework.

What guides the framework?:

- Displacement Risk Index
  - o Questions that have come up: what is the limit of using these factual based tools as a measurement of displacement in our communities?
- Engagement from the comprehensive plan has most strongly seen communities call for dealing with displacement

Current timeline:

- Summer 2023- 1 on 1 meetings to gather with as many people as possible to develop something we can all reconvene on in the fall to discuss and evaluate



- Questions to be answered/explored in engagement: Whats the funding structure? What is the lift? What is the city's role? What is the framework for realizing action items?
- Fall 2023- Releasing draft plan and draft framework. one or more convenings to prioritize and workshop specifics on how to implement the plan.
- Fall 2023-Spring 2024: continued engagement and feedback on anti-displacement feedback

Who we've engaged to date:

- Some examples: Puget Sound Sage, SEED, Real Change, Nehemiah Initiative, Tony To, Chief Seattle Club, HomeSight, DVAHC, DVSA, Estelita's Library, etc.

We envision an anti-displacement framework that advances growth by:

- A more equitable growth strategy
  - Increasing housing supplies
  - Using index to guide development very carefully in areas with increased risk for displacement. Thinking about how we can do this as we move forward with zoning implementation
- Anti-displacement policies in the plan
  - The plan itself will concentrate most of this in the housing element but also across arts & culture, small businesses, transportation infrastructure
- New & stronger anti-displacement tools (this is the meat of what we're doing with engagement)
  - Generating more awareness for ourselves about what are the things that are being done in community that the City doesn't have a hand in that are effective and already working in communities. How can the City support scaling that up or investing into it?
  - One of the things being looked into is the community overwhelmingly saying to fund EDI more significantly. Looking into ways to scale that up.
  - Intersectionality of education and jobs, supporting cultural anchors.
  - How can we create pathways for folks that have been displaced to return to their communities.

Hoping to discuss these more with the board today and give examples.

Questions:

- As we consider a new growth strategy that expands housing supply. Range of housing options, and improved affordability across the city, what zoning approaches would you recommend in areas with high displacement risk?
- What new anti-displacement actions & tools should we prioritize and advocate for to complement the growth strategy? (Discussions around the last comp plan update helped to create the EDI program and this update presents another opportunity to advance and expand this work)
- EDI is a key anti-displacement program. How can EDI scale up its impact, and how can the comprehensive plan support its evolution?



Jamie – art & culture aren't the only anchors. The things that EDI do that keep coming up are that it's not just a shop. It's RVM, groceries, schools, parks, etc. Considering those opportunities and supporting those community anchors by EDI. Whatever we can do to get other departments in to support. Schools are segregated. There are a lot of fenced off open spaces, cars being prioritized. A note on land scarcity, it isn't true. This is not a dense city. There is a significant amount of land. This is a zoning issue not a land scarcity issue. This fuels into a myth that the city is full. Suggest rewording into scarcity due to zoned land.

Aja – good point. We need to do a better job of framing this. A lot of things are under the purview of different departments. Really reinforces that we need to coordinate between departments. Glad you brought up schools. We don't often give much guidance on that in the Comp Plan. The good thing about this anti-displacement framework is that we can be more reality based.

Evelyn – really wanting the city policies to look at putting more resources behind looking at the policies affecting businesses of color and specifically black businesses. Especially for helping to afford tenant improvement and having meaningful strategies and funding to help small businesses and businesses of color to not only stay in their community but also open businesses in their community. How do we subsidize rent? Also on affordable housing projects, how can we look at how we fund commercial businesses going into these projects and how to get the builders to support commercial spaces. There is a real effort to build affordable housing in the nonprofit arena and we learned in the Central District that we lost so many of our businesses because they didn't own the spaces they were in. We need to look at policy, zoning, OH, etc. to have businesses of color own their own spaces within affordable housing projects.

Aja – that is echoed in the things we've been talking to other groups on. The importance of ground floor commercial and specifically ownership opportunities within that.

Willard – Agree totally to what Evelyn said. The other big issue is the lack of investment in infrastructure. There is a fundamental difference between the cost of development in those neighborhoods as opposed to other neighborhoods. It is an absolute crime and oversight that the city has not looked into solving the issues of flooding across the city. Happening in Delridge and other communities. We need to invest into the infrastructure of communities so that we have the same opportunities for future development. Schools being closed as a strategy is insane. Why close the schools with the population growth. Is there a way to bring tools into the equation of upscaling EDI investment, it is timely and necessary. When you look at hot zones in our city, the majority are in our communities and neighborhoods of color. The lack of tree canopy and other investment is one of the root causes. As well, over building of parking lots and asphalt is astronomical. This all needs to be a part of the comp plan and new strategy for growth if we're actually going to have equitable investment.

Aja – this has definitely been echoed, as well as green infrastructure. How we are getting to reducing our carbon footprint. Two birds one stone of investing into communities that are more vulnerable and need more infrastructure improvements. Another thing we've heard that is striking to hear is where is the burden of upgrading investment and infrastructure in terms of community versus developer.



Evelyn – In regards to general EDI question: You keep hearing about EDI from community because it is a valuable tool and opportunity for community to have their voices and projects heard. This is a way for the community's voice to be heard. It needs to be scaled up more. Ex: we have 7mil to spend in our RFP bucket and 63mil in requests from community in order to serve our communities well.

Kaleb (in chat) - question for later: what are the senior planners conceptualizing as the differences and similarities between the racial equity toolkit and anti-displacement framework? it doesn't seem clear how they're being used similarly and differently in this process and the steps they'll be integral to the implementation of them in practice

Michael H. - the RET is an approach that we ended to be suffused throughout the entire update. It's a lens, a set of steps thte city has created to consider how we engage with community in an equitable way, specifically how to identify racial equity outcomes. These will continue to be our north star as we move forward with the comp plan. One of the things coming out of that is the Anti-Displacement Framework. They are nested and relate to each other. One is more global and process related and one is a targeted piece of work. They are complementary.

Charles Askew (in chat) - There is a lot of hurdles for minorities to get into ownership of commercial real estate. Accessibility, and the support for minority owned organization to be competitive.

Jamie (in chat) - If the developer absorbs the infrastructure, the burden economically will still fall to the residents. Infrastructure really needs to be publicly funded. It hurts every time i have to use affordable housing dollars for automobile infrastructure.

Sophia (in chat) - Immigrant community from Africa is not included in the discussion  
Aja – we have 4 organizations with that community specifically on our list. We will of course have gaps. Welcoming suggestions and recommendations. Will follow up on this suggestion specifically.

Sophia (in chat) - Have you looked at addressing the hurdles to home ownership

Michael Hubner – this is in no way the only opportunity to engage on this framework. We will definitely have more time to discuss in the future. We are at the framework stage now. It will become more of a strategy as we move forward. In September we will have an interim report, a more refined vision and values statement for the plan, draft engagement plan with more specificity. We would like to come back and talk more in September on those.

Bana – for board members, is there any specific areas you want to focus on in next meetings?

Jamie – Schools, transportation, parks. Connecting and bringing in other departments.

Aja – definitely welcome that. Happy to chat offline in whatever format is best.

Michael – we are doing outreach with schools; we will loop them in.



Reminder that September meeting is likely going to be hybrid.

### **Updating and Finalizing Ordinance**

Abesha – quick note that we were able to talk to the city attorney's office regarding the term limit piece. We got language and some direction. Other thing to make a note of, we also incorporated language around codifying funding sources to ensure in the ordinance that EDI's funding is protected in terms of payroll expense tax and short-term rental tax.

Taking a few minutes to review draft before addressing any comments and workshopping.

Willard – hoping our leadership can help nail down the 9% for us as we do this work. The other piece I have a strong sense of is where the approval of recommendations is transmitted to the city. It says MO or CC. I recommend the language be changed to both MO and CC via committee. To ensure that we have a right to deal directly with Seattle City Council

Abesha – noted and changed

Evelyn – check language in 3.14.996 “commision memebtrs not necessarily have to live or be residents of the city or state” I think that was from something else and doesn't belong here.

Abesha – Will change. Can be an EDI Board member as long as you work or live in the city.

Abesha – Take a quick moment to have everyone look at the section miss Evelyn mentioned. This is the updated board terms. This is based on conversations with city attourney and is in alignment with how other boards and commissions handle quorum and similar issues. Does this look good to folks movinf forward?

Diana – Looks good to me

Abdi – Thumbs up

Willard – no issues. The only question is that I think it should be flatly stated that a renewal would mean that is your limit to your time on the EDI board. The person in that position will be receiving a new two-year term. Wondering if the math makes sense in regard to 6 and 7.

Abesha – great question. The full term that anyone can serve is 4 years in total including the renewal option. 5 years is too long, 3 feels too short. 4 is the sweet spot. By-laws state that quorum is based on majority of whos present. Want to run this by everyone because if 3 people are present and 2 vote, that prioritizes them.

Abesha – I will give everyone a couple days to sit with everything.

Willard – our practice has been a quorum is 7 people and that has served us well. I believe for us 7 is a quorum.

Evelyn agrees.





Diana (in chat) - I think it would be helpful to include examples of circumstances that would serve as grounds for the board to consider removal or a member before a formal vote takes place

### **Committee Structure Discussion & RSET Letter**

Willard – we received the letter from RSET. I have completed the response and need to get a few facts clarified and share with Mark before we circulate around. It will circulate in the next couple days.

They are hopeful of participating in the re-drafting and re-organizing of the ordinance itself. I responded that we are far along in the process and we will share updates with everyone moving forward.

The question of seating of Yordanos, I pointed out that the seating of board members is delayed and a huge issue right now. It has been delayed by CC and we have three people on hold to be approved. With regard to seating anyone in addition, the next opportunity is in February.

Other items: I recognized their support to EDI, recognized that we are aligned and thanked them for their interest in helping EDI. Please get the letter back in a relatively fast turnaround.

Willard – the letter was sent far and wide across the city departments. I plan to reply directly to RSET. Is there a protocol for that?

Rico – would be great for OPCD to be CC'd and we will likely share with MO.

Abesha – internally as staff we've been working on supporting the committees and getting coordinated. As our work is evolving, a couple of committees are beginning to realize that the work being asked for needs more fundamental questions answered before we can move forward to some of the action items. We've been discussing how to support the committees and as staff we have discussed that there may be a need to address some of those questions before continuing. Should we reconsider whether the committees should be focusing on long term EDI 2.0 questions first as opposed to individual work and then move towards the individual work?

Giulia – helpful context: this year was supposed to be a year of contemplation and rethinking of our RFP and that went out the door so we as staff have known for a while that we need to advance EDI to the next phase. At the same time we are hopefully going to launch our hiring for our director. It feels like for all of the above reasons, it will be a chance for us to come together to plan the next phase.

Willard – shouldn't this discussion happen at the committee for the staff committee person to help determine if the work and support needed is doable by each committee? As opposed to a blanket approach. Not understanding what the question is because we have often conversations on what's doable. The board doesn't have any expectation on the staff delivering what isn't possible.



Giulia – speaking to policy committee work, public benefits and expectations can be a higher-level discussion but if we are refining the fundamental goals of EDI, that will cascade down into things like partnership expectations, evaluating, etc. Until we address the higher-level conversation with this board, RSET, grantee community to help refine and define what’s working and how to make the program better.

Bana – we are at time. Let’s move this to the next meeting so that we can continue this important topic.

### **Announcements & Adjourn**

Jannell is officially confirmed in July. Miss Evelyn, Abdi, and Denise are on deck.

Willard moves to adjourn, Dr. Jones seconded.

Adjourn