

King County Equitable Development Initiative

Phase 2 Implementation Plan

September 12, 2024

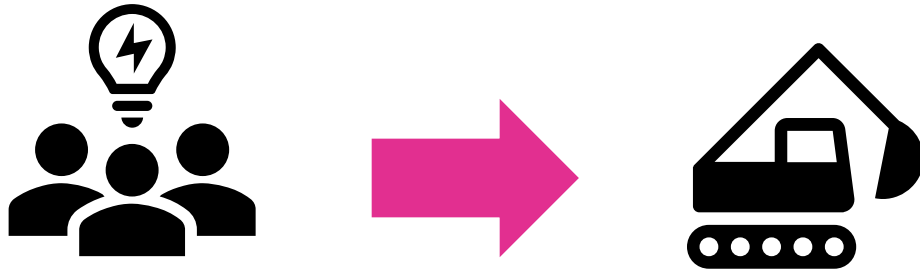
Community Planning Workgroup



King County EDI Concept

- ▶ Invest early in community-driven development projects led by Community Based Organizations (CBOs) representing priority communities
- ▶ Provide capacity building and capital resources
- ▶ Fund projects that increase housing and community stability, expand access to opportunities, and build community wealth

EDI Concept: Shovel Hungry to Shovel Ready



A King County EDI would help small CBOs move from “**shovel hungry**” to **shovel ready**” by providing early investments in:

- organizational capacity building
- project development
- predevelopment activities
- site acquisition

*“**Shovel hungry**” CBOs have strong project vision but need capacity and support to start the project.*

*“**Shovel ready**” CBOs are ready for construction financing.*

Analysis of Near-Term Feasibility of CPW Recommendations

Implementation is not feasible beyond the \$1M proviso

No current fund source can meet the scale of need identified by CPW

State action and new revenue is needed

\$1 Million Proviso Estimated Costs over 18 Months

Operating Costs (\$264,174)

- ▶ One new Term-Limited Temporary (TLT) staff position and consultant
- ▶ Activities – convene an interim EDI Advisory Board and implement new 12-month capacity building grants

Program Costs (\$735,826)

- ▶ Capacity building grants, Interim Advisory Board compensation, grantmaking committee compensation, language access services

Recommended Implementation Timeline

Anticipated Timeline	Activity
July 2024 - January 2025	<ul style="list-style-type: none"> Council action on motion to accept EDI Phase 2 Plan
February - April 2025	<ul style="list-style-type: none"> Hire new DCHS TLT staff position Recruit, recommend, and onboard an Interim EDI Advisory Board Develop Interim EDI Advisory Board process, norms, and values
May - August 2025	<ul style="list-style-type: none"> Design capacity building RFP
September - December 2025	<ul style="list-style-type: none"> Release capacity building RFP Recruit and orient RFP Grantmaking Committee
January - June 2026	<ul style="list-style-type: none"> Conclude RFP process and announce capacity building awards Execute capacity building award contracts Begin contract monitoring and reporting Assess state legislative activity to determine whether more complete EDI implementation is feasible



**Department of Community
and Human Services**



Instagram



Blog



YouTube



Website



Data Dashboard

KING COUNTY EQUITABLE DEVELOPMENT INITIATIVE

Implementation Plan Phase 2

Aaron Garcia, he/him, White Center CDA

Debbie Lacy, she/her, Eastside For All

Yordanos Teferi, she/her, Multicultural Community Coalition

DISPLACEMENT IS A COUNTYWIDE ISSUE

Opinion

The Seattle Times

We failed the Central District, but we must do right by Skyway

Feb. 17, 2020 at 12:01 pm



Skyway residents gather for the Skyway Outdoor Cinema in August 2018. (Dean Rutz / The Seattle Times)

By Girmay Zahilay

Special to The Times

Development near SeaTac light rail threatens to oust mobile home park

Posted on Dec 22, 2016 by Mike Simpson



The Firs homeowner Irene Cruz is concerned about eviction, as the property owner of the mobile home park makes plans for a hotel. (Photo by Mike Simpson)

Local News

The Seattle Times

The splitting of Seattle — and the Eastside, too — is accelerating

Sep. 16, 2013
Additional Materials

DISPLACEMENT IS NOT JUST HOUSING SUPPLY

Cultural Anchors & Celebration Spaces



Small, Culturally Serving Businesses



September 12, 2024

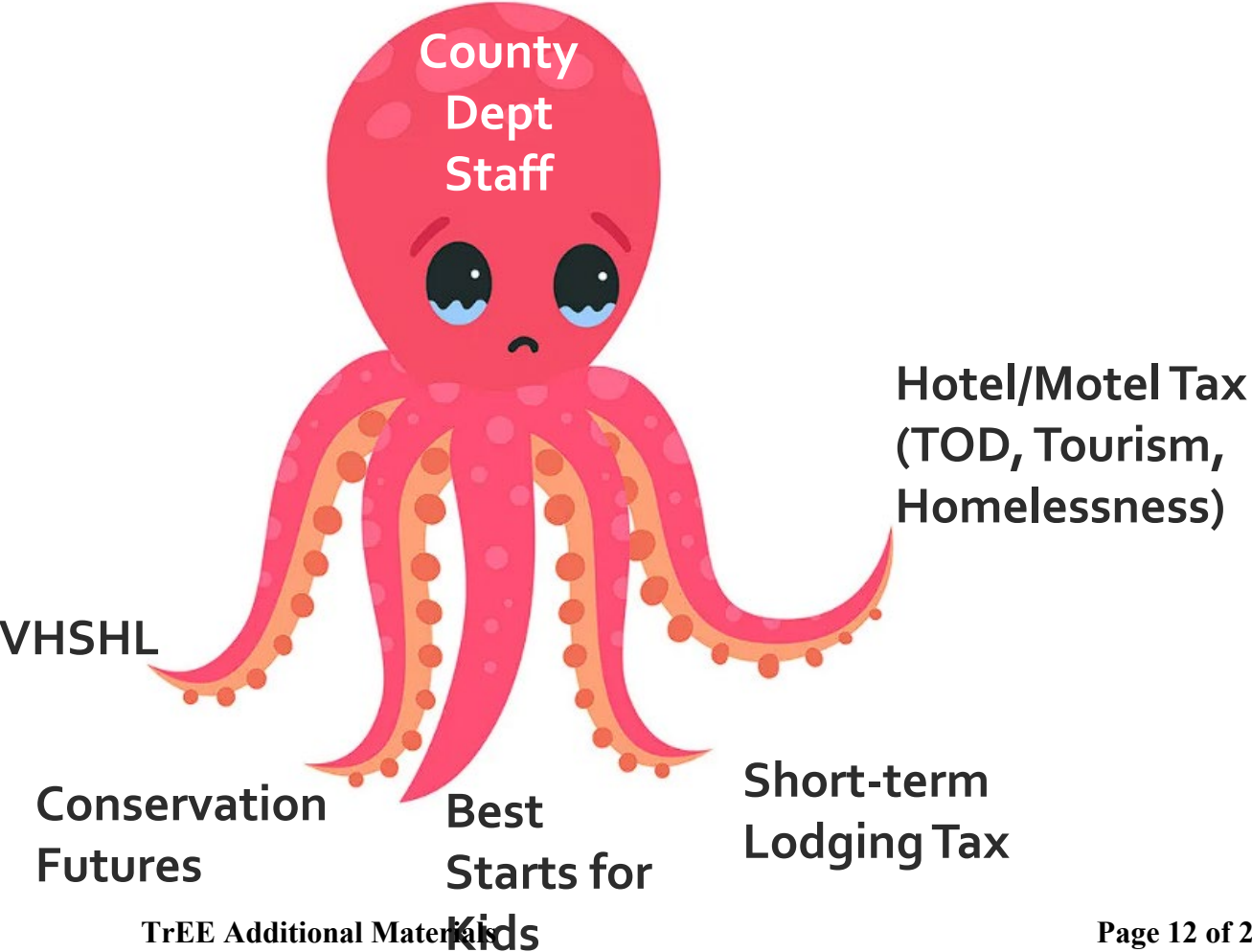
Farms & Ecological Spaces

With Real Investment, BIPOC Communities Can Slow Displacement & Address our Housing Crisis



WHITE CENTER HUB PROJECT

COMMUNITIES STRUGGLE TO NAVIGATE COUNTY PROGRAMMING & FUNDING



... the right tentacle doesn't always talk to the left.

PROGRESS OF KING COUNTY EDI



EDI: LET A THOUSAND FLOWERS BLOOM

Thriving in Place

VISIONS FOR
Community Stewardship
Across King County

STORIES FEATURING

Congolose Integration Network

Friendly Hmong Farms

Na'ah Illahee Fund

The PNW BIPOC Farmland Trust

slepilēbax*



TrEE Additional Materials

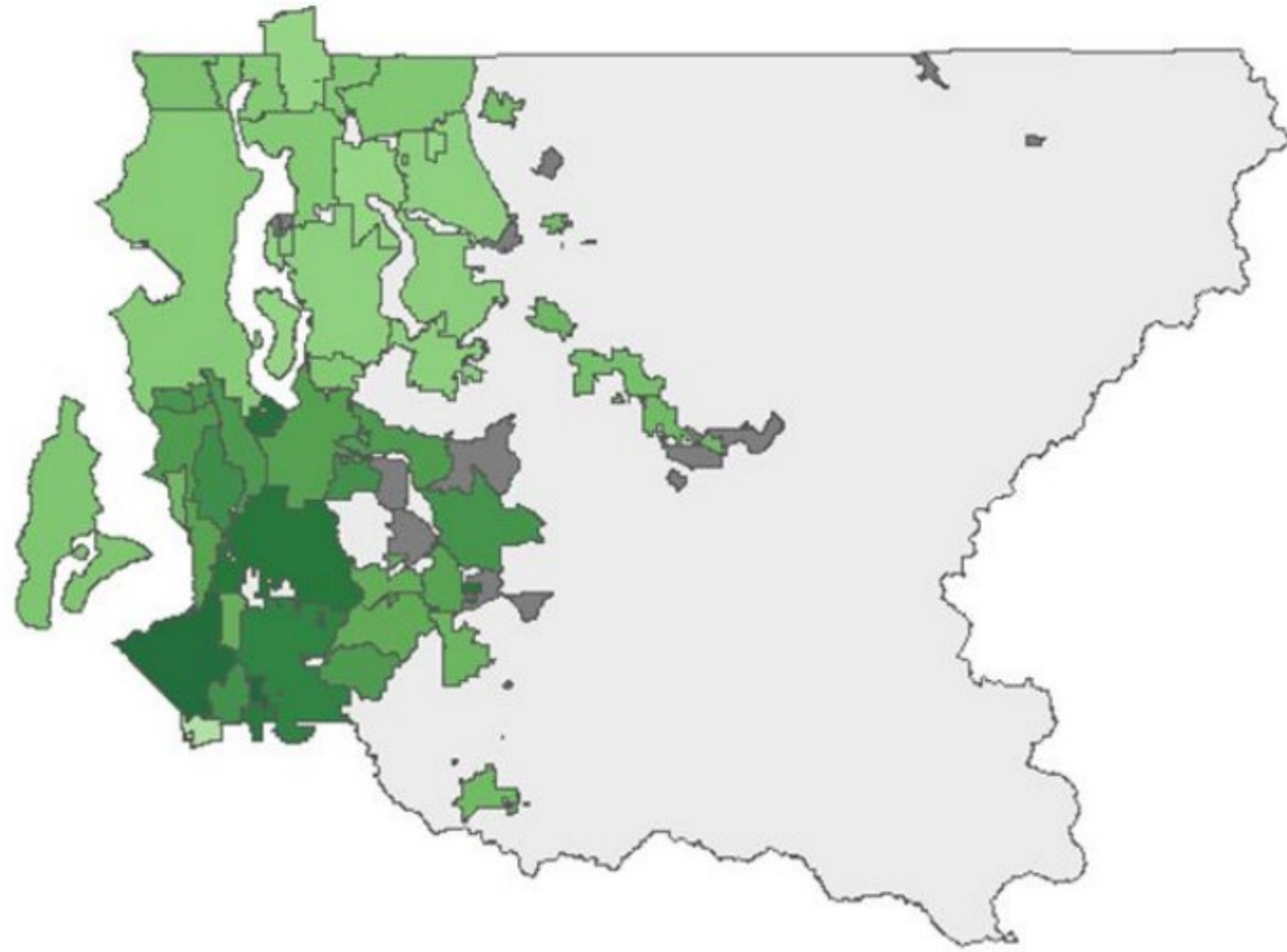
District	Potential Project
1	Lake City Collective
2	Skyway Coalition (Resource Center and Brooks Village Project)
3	PNW BIPOC Farmland Trust
4	Na'ah Illahee Fund - Native Neighborhoods
5	African Community Housing & Development, Congolese Integration Network, & Wakulima
6	Eastside for All
7	Federal Way, Kent, and Auburn-based community organizations facing displacement pressures
8	White Center CDA, Comunidad Latina Vashon, Khmer Community of King County
9	Renton and unincorporated-based communities facing displacement pressures

CPW PRIORITIES:

1. Make new investments in community-led equitable development projects
2. Collaborate across KC departments to promote equitable development as a county-wide goal
3. Build partnerships and leverage expertise, ideas and resources beyond KC government
4. Integrate learning, monitoring, and evaluation objectives and practices



Eviction Filings Per Capita 2015 - March 2023



Number of Eviction Filings per 1000 Renters



50

100

150

200

GEOGRAPHIC PRIORITIES

Geography should be a factor, but not the sole factor

- *1st preference*: Unincorporated King County
- *2nd preference*: Jurisdictions outside of Seattle where King County EDI has no investments
- *3rd preference*: Incorporated areas outside of Seattle
- *4th preference*: Seattle

IMPLEMENTATION HIGHLIGHTS

- \$1 million for affordable housing and capacity building grants
- Creation of a new, Interim Advisory Board
- Cross-department coordination on anti-displacement efforts

INTERDEPARTMENTAL COORDINATING COMMITTEE

**Octopi are
smart!**



**...when the
left and right
tentacles work
together.**



INTERIM ADVISORY BOARD



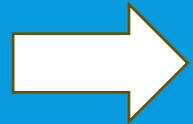
The CPW calls for the role of the Interim Advisory Board to include:

- Provide guidance to King County EDI staff on implementation
- Support inter-departmental coordination efforts
- Make recommendations to the County on policy related to EDI

ALLOCATION OF INITIAL \$1 MILLION

- CPW advises that:
 - all the \$1million should go to community-led projects
 - Staff should be supported through other DCCHS funds
- But Executive has shifted 25% to staffing costs

PRIORITIZE CAPITAL ACROSS DEPTS FOR COMMUNITY-LED PROJECTS



EXECUTIVE RESPONSE

“If the Council does not allocate additional revenue, **the Executive will sunset the King County EDI** soon after the final grant payments from the \$1 million in Short-term Lodging Tax, which is estimated to be approximately 18 months from the start of the King County EDI.”

“At the time of the writing of this report, the Executive has not identified a viable funding option that could sustain a King County EDI and achieve the significant level of change and resources the CPW envisions.”

“However, the only County funding available for the Initiative is the one-time appropriation in 2023 of \$1 million in Short-term Lodging Tax funds. Thus, due to the lack of an available and sustainable funding source, the Executive recognizes **the infeasibility of fulfilling the CPW’s recommended funding actions in the next one to three years.**”

GETTING CREATIVE WITH EXISTING REVENUE

- Existing DCHS fund sources from the Housing and Community Development (HCD) Fund budget:
 - Short-term Lodging Tax
 - Transit-Oriented Development (TOD) Funds
 - Interim Loan Program
- Existing fund sources outside of DCHS' budget:
 - Hotel/Motel Taxes for Tourism
 - State funding