

# Equitable Development in Southeast Seattle

## Neighborhood Equitable Transit Oriented Development (NET) Initiative

The Neighborhood Equitable Transit Oriented Development (NET) Initiative is a three year effort (2012-2014) to implement priorities identified in the Rainier Valley and Beacon Hill neighborhood plans. The City of Seattle was awarded a \$3 million HUD Community Challenge Grant in November, 2011. Grant funds are being matched by \$5.9 million in public and private funds and in-kind contributions.

### The NET Initiative Major Goals

- Implement some of the top priorities identified in the SE Seattle neighborhood plans.
- Ensure that new development benefits rather than displaces the existing diverse communities.
- Plan for and create essential anchors for communities vulnerable to the displacement pressures of escalating land values: affordable housing, commercial, and community space.
- Empower the community, including low-income residents and communities of color, to be active decision makers in implementing the NET Initiative.
- Employ new and innovative tools to ensure equitable development. If successful, these tools can be replicated in other neighborhood business districts and light rail station areas.

### Major Activities of the NET Initiative

- **Transit Oriented Development Acquisition Loans** - *Improve the vitality of community by helping housing developers acquire 3-4 vacant parcels near light rail stations for mixed-use projects that include affordable and market rate residential and dedicated small business and community space. Developments will provide approximately 200 units of affordable housing. Specific sites have not yet been identified and the program will likely begin making loans by 2013.*
- **Commercial Stability Strategy** – *Help stabilize commercial businesses of the multicultural business district around the Othello Station by providing an array of technical assistance such as product marketing, lease negotiations, or bookkeeping. Building owners could also receive technical assistance to create affordable commercial space. The goal is to serve 30 businesses each year.*
- **Planning for a Shared Cultural Center** – *Strengthen the existing culturally and ethnically diverse community by planning for a shared cultural center. A specific location has yet to be determined. Community meetings will occur throughout 2012, with the goal of engaging 200 participants from traditionally marginalized communities. A feasibility analysis will address programming and finance issues, and by the third year of the program, a governance structure will be identified to lead the development process.*

## Public Participation Plan

Department of Neighborhoods will contract with Public Outreach Liaisons (POL) and provide support to community based organizations to engage communities in Southeast Seattle in each of the NET Initiative activities. POL outreach and support will begin in 2012.

## Program Evaluation

The University of Washington will evaluate the major activities and provide annual performance reports as well as a report at the end of the grant term capturing lessons learned and recommendations for replicating the activities in other areas.

## NET Initiative Budget

Net Initiative Activity	HUD Grant Amount	Local Match	Lead Agency(ies)
<b>Grant Management</b>	\$246,000		Office of Housing
<b>TOD Acquisition Loan</b>	\$1,270,000	\$5,570,000	Office of Housing Enterprise Community Partners, Impact Capital
<b>Commercial Stability Strategy</b>	\$700,000	\$285,000	Office of Economic Development
<b>Cultural Center Planning</b>	\$193,000	\$47,000	Department of Planning and Development
<b>Public Participation Plan</b>	\$325,000	\$21,000	Department of Neighborhoods
<b>Project Evaluation</b>	\$227,000		University of Washington
<b>Total</b>	<b>\$3,000,000</b>	<b>\$5,923,000</b>	

## NET Initiative Schedule

2012	2013	2014
<ul style="list-style-type: none"> <li>POLs begin community outreach</li> <li>Capacity building support for community organizations begins</li> <li>TOD Site Acquisition Program is designed</li> <li>Business technical assistance consultants are hired and Othello businesses are served</li> </ul>	<ul style="list-style-type: none"> <li>Initial TOD site acquisitions are made</li> <li>Cultural center feasibility report in process</li> <li>Othello businesses are served by program</li> </ul>	<ul style="list-style-type: none"> <li>Additional TOD site acquisitions are made</li> <li>Othello businesses are served by program</li> <li>Program Replicability Report released</li> </ul>

### City of Seattle Contact:

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