



Wednesday September 6, 2023

11:00 AM -1:00PM

Virtual Option: [Webex](#)

**Attendees:**

Board Members: Sophia Benalfew, Dr. Mark Jones, Diana Parades, Lindsay Goes Behind, Denise Perez, Jennell Lee Hicks, Quanlin Hu, Jamie Madden, Kaleb Germinaro, Willard Brown, John Rodriguez,

**Absent:** Evelyn Allen, Abdi Yussuf

**Public:** Yordanos Teferi, Charles Askew

**Public Comment**

None

**Welcome & Relationship Building**

Bana Abera, EDI AB Facilitator

*Relationship building and Confirm Attendance.*

**Approval of August Meeting Minutes**

Bana Abera, EDI AB Facilitator

Dr. Jones moves to approve. Seconded by Jamie.

Call for additional comments/edits

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

Minutes approved.

**Summer 2023 RFP Recommendations**

We only have a week or so to go before public announcements come out. Mayor's Office accepted recommendations. Some of the funding that had been pulled back earlier in the year was returned and we are back in line with the original budget. Waiting on the Comms team strategy for the press release and will hopefully be able to notify people soon. We are on track and will hopefully have money moving pretty soon.

- Willard – how much budget were we able to reward after the revised budget?
  - Michael – \$9,582,651 on top of the \$13,550,000 that went out in spring.
  - Rico – CBO reassessed one of our buckets and realized that they were overly conservative, and we are able to spend more.



This allowed us to fund projects closer to what the actual asks are for almost everyone. Staff tried to stay true to the criteria created by the board during the spring process.

### **Comprehensive Plan Updates & Discussion**

*Michael Hubner, Aja Hazelhoff, Nick Welch – OPCD*

We are working towards an actual document that relates to the Anti-Displacement Framework as a draft. We will be talking about what the EDI Board can anticipate once those documents are released. The documents are: EIS, Comprehensive Plan, and Anti-Displacement Framework. We were hoping to have specific dates for opportunities going forward but are still in the process of finalizing the release of the plan and then we will have more details moving forward. Board will be notified when those dates are scheduled.

#### *Draft Comp Plan Fall/Winter Engagement*

Informing the public about the Draft of the Plan. We want to make it clear what are the new directions that staff are proposing with this update. Staff will be releasing an engagement summary, updated report on the Racial Equity Toolkit, and overall things that led up to the release of the plan. As well, we will be letting the public know how they can be involved in the feedback and how that will impact the plan documents (EIS, Draft Plan, Draft Anti-Displacement Framework).

Engagement opportunities will occur over the course of the Fall and Winter. Month one will start as soon as the Draft Plan has been released. There will be a Council briefing, Open House #1, and Anti-Displacement Workshop #1 in the first month. Month two will include DEIS Virtual Comment Hearings, Open House #2, and Anti-Displacement Workshop #2. The final engagement month will include the closing of the DEIS comment period, a virtual Open House, and the Draft Plan engagement closing.

We are providing three different opportunities where element-specific stations will be available. This will be done for a number of the elements so that the public has an opportunity to interact with the policy staff. There will also be dedicated stations for Growth Planning and Anti-Displacement work as they are complimentary to the Comprehensive Plan Update. We are looking into spaces in North and South Seattle as well as virtual.

We are using a new tool that includes layering information in a way that crosswalks intersecting information across the plan. This will be a virtual platform. We have heard requests to accept a formal letter from various boards and commissions. This is a format that we want to give as an option for the EDI Board. We are open to thoughts on the best way to provide feedback.

- Bana – What does EIS stand for?
  - Aja – Environmental Impact Statement. This process runs parallel to the draft plan. It is a process that analyzes the impacts of our growth strategy and is very technical. It is considered a separate and formal process.



- Michael – the draft plan is a statement of our policy. The EIS is focused on answering the questions of what the potential impacts and benefits of the way we are choosing to strategize growth in the city.
- Sophia (in chat) - How is the draft released?
  - Aja – we will make it available online in multiple formats. One is just a PDF that is quite long. The other will be hosted on the engagement hub that is still a PDF but allows the user a bit more accessibility and guidance. This includes things such as focus areas, table of contents, and a way to tailor your experience towards the things that are important to you. There will be a lot of collateral things as well, but these are the main two ways.
  - Michael – We will also include a narrated slide deck, poster boards, etc. This online tool should make it easier to comment and zoom in on things.
- Jamie (in chat) - Why just North and South Seattle? What about the communities in central and west?
  - Aja – This is referring to the venues that we are choosing. We want to pick physical locations since we have a limited amount of time. We knew that we wanted to have one in the North, one in the South, and one that is accessible to everyone.
  - Jamie – physical location is not without consequence and will always target the location you choose. Why only North and South?
  - Aja – really a function of capacity of staff and the time period that we have. We thought this would be the most accessible and recognize that it would be much more preferable to have more meetings across the entirety of Seattle. We do also need to find spaces that can host 200+ people.
- Quanlin (in chat) - how do you weigh different comments?
  - Aja – to clarify, comments on the draft plan are all going to be analyzed. There will be no weighing or specific designation of who or where the specific comment was made. Staff will be incorporating the feedback comments into the element. This tool allows participants to comment on a page that is grouped together for a specific element in order to have everything together and included.
  - Quanlin – is this purely qualitative? How do we ensure racial equity when we review comments from groups. If individual members make a comment, it will likely be just an individual comment. However, if it is a letter from a board, it will likely hold more weight.
  - Michael – For letters that represent organizations, that will not be lost in any way. We will know what communities and interests they represent. The Board would not be undercounted or penalized by contributing a letter. More broadly, this entire work is going to be guided by the goals of the Update.



- Sophia – Talking about underrepresented communities, if the draft is released on your site only, how can we expect underrepresented communities to know about the draft and to know where to look?
  - Aja – We will be having the draft plan translated into several languages. We are actively pushing for this to be accessible and available to communities. We are working on having language access for the online tool as well.

Rollout strategy, through media and social media specifically. The communications team is planning to do a very aggressive push for this. We are formulating the approach in terms of engagement to take comments that we have received over the course of the process and explain in a plain way why and how people should be interested and involved. We will share out how community has been involved in the past. That has been the mailing list, the engagement hub list, community partners, etc. We will be doing broad and targeted approaches in order to get the draft into the hands of those we are focusing on.

- Lindsay (in chat) - I've heard there is an Indigenous sub-plan to the comp plan. Has there been or will there be opportunity for Native community members to review and give feedback to that sub plan specifically?
  - Michael – There isn't a sub-plan within the Comp Plan but there has been a concerted effort to include past engagement with the Indigenous (Tribal and Urban Indigenous) community throughout the plan. There are policies that include things that are reflective of things that are important to Indigenous community throughout the plan. This is something that we can include in the tool that Aja has been speaking about as a way to focus directly on the Indigenous engagement and policies throughout the plan.
  - Aja – Both methodology and inputs will be a cross-cutting theme across the plan for us to see how the engagement has been included. We are engaging with the Indigenous Advisory Council more through the Fall as a way to create more relationships and build on specifically the Anti-Displacement Framework.

#### *Anti-Displacement Workshops*

These workshops are going to be an opportunity for unique engagement from the EDI Board. The facilitation and participant roles will be compensated. This is something we have heard many times and are thankful to the board for pushing for this. These workshops are intended to dig deeper into the things that are included in this framework. The framework will eventually become a strategy. The stakeholders are people that are actively working on anti-displacement approaches within the city. The proposed structure includes introductions, facilitators and City staff from departments that have been involved or often discussed. This can include OH, DON, OED, OSE, SDOT as well as the Indigenous Advisory Council.

- Nick – EDI being a part of OPCD is the reason that it wasn't explicitly listed. EDI will play a role in this.



The plan itself is really a vision of the future. The Anti-Displacement Framework will describe different types of displacement, how it happens, and quantitative data (e.g., Displacement Risk Index) that we use. As well, it will include our qualitative data such as stories that we've heard and conversations we've had. This will report on key themes that we heard over the summer engagement with people working on actively combatting displacement. This framework will lead to a strategy in the final plan.

- Sophia - Does the plan have evaluation strategies with indicators for success?
  - Michael – the final plan will include that. We are thinking of this as an accountability framework. If we are falling short in achieving our goals, we will be looking for monitoring feedback, corrective action, and more.
- Kaleb (in chat) - whose held accountable and how?
- Jannell (in chat) - I am wondering if you are working with African American homeowner groups like Wanari, Africa Town and the Black Legacy homeowners' group maybe this can be e-mail to them at a later time.

### **Public Benefit Discussion**

*Giulia and Diana*

We are here to talk through an issue that the policy committee has been working through for the past 6 months. When you're awarded, you have an award letter that conditions the funds upon a public benefits package approved by the OPCD Director. Through contracting for services, the scope of work defines the public benefits provided by the awardee. We connect the public benefit to the land. In some cases, we are contracting for projects that will start services right away and others we contract with organizations that are not right away certain of what the uses will be. The Deed of Trust secures the City's investment for the grantee to provide public benefit until the contract is complete. Public Benefit is defined in the state constitution (Article 8, Section 7). The definition restricts many city programs from just giving money away. We cannot structure a transaction where the intention isn't to receive services. There is not a lot of clarity on "poor and infirm". A lot of affordable housing is exempt.

Jamie – we are not exempt, we comply.

How do we define public benefits and determine their monetary value? Part of this is that the City has to receive equivalent monetary value for our investments. One is the value of the property rights and Deed of Trusts, and the other is the value of services. We have valued services at a standardized rate of \$1/square foot per month OR \$150,000, whichever is lower.

- Michael – lower meaning to reduce the time/amount of months that the services need to be provided.

We are at a point where we need to provide very clear language in our contracting documents that articulates the services that need to be provided by grantees when we are purchasing property/land. One of the things we've heard from grantees a lot is that there is room for



improvement of how we define our services provided. There currently isn't enough space for our grantees to articulate contributions provided outside the public benefits statement.

Grantees feel like the current means don't allow them to communicate the depth of the value of their contributions to communities through the formulaic system currently being used.

We did research on how other City departments and contracting processes have worked. We looked at similar funding programs. The Office of Arts & Culture Capital Facilities Program uses a program subsidy in the form of reduced program costs (ticket prices, tuition, etc.) This creates a challenge of double-dipping.

The King County: Pacific Science Center Loan Agreement and Aquarium: Ocean Pavilion Funding Agreement are loans, not grants. They do speak to similar contracting. They translate free services to monetary value of the grantees. For the Science Center, they will provide free and reduced digital and in person programming to 10,000 King County Low-Income families until the loan is expired. For the Aquarium, the City actually owns the land. Both are executed through ordinances.

The process of defining the public benefit is burdensome to grantees. The process currently is that the organizations will provide the services that they are applying for. In practice, this can be burdensome especially when trying to report and document the services provided. There is also feedback that the City is limiting the value of the assets due to the existence of Covenants. In instances when organizations have needed to access assets for loans, we have been flexible.

We are in an in-between place of trying to push and also continue to exist so as to not exhibit donatable intent. How can we do this better while still staying compliant to the state's constitution? Some questions for the board are:

- *How do we create alternative accountability mechanisms to ensure that organizations deliver the services they are funded for?*
- *How can we adequately value the contributions of EDI Grantees?*
- *We know we can't fundamentally change our contracting requirements without changing the state constitution, but how do we soften the edges and align with our values of putting relationships first?*
- Jamie – We cannot do this with a racially just way and comply with the state constitution. Handholding might be a way around this. Maybe a board member and staff member can meet with new grantees to help translate the work that they are doing into the monetary figures needed for the program. Suggest that this happens in conversation as there is no way around the words in the contracting being scary. We can do a service by working through the language with them and helping them define the services to then translate that over to contracting.
  - John – agree with Jamie. Proposal to focus on the legal barriers. We as EDI are here to help communities break those barriers. I propose to in the next meeting or



- future to talk about future contracting/briefing before the contracting/signing process. We will be part of the system if we do not consult or mentor the grantees.
- Sophia – Agree with the previous comments. I don't think relationship and legalese can come together. There is really no way from my experience to soften those contracting languages. If we continue to do what we have been doing, we are compliant. As a report, having a one-pager of what you have been doing for the year will do. We are just summarizing what we've been doing. Pulling from information we already have instead of coming up with a complicated reporting system would be great.

### **Committee Structure Discussion**

Moving to next month's meeting due to going over time.

### **Announcements & Adjourn**

Giulia – Andrew and I support the Equitable Transit Oriented Development work and are looking for 15-20 community leaders to join a Community Advisory Group. Abdi helped design the process, vision, and values with ETOD. A large portion is community ownership.

#### **Learn More:**

- Participate in our Virtual Information Session 19th, 2023 from 3-4pm. This session will be recorded and uploaded to our website soon after.
- Read our CAG Overview and Application Guide
- Visit our website
- Email [PCD\\_ETOD@seattle.gov](mailto:PCD_ETOD@seattle.gov) to schedule a one-on-one meeting to discuss the opportunity or any questions you have

Jamie moved to adjourn. Jannell Seconded.  
Meeting adjourned.