

THE NEIGHBORHOOD EQUITABLE TOD (NET) INITIATIVE

Seattle City Council

January 30, 2012

Seattle's NET Initiative

- **\$3 Million HUD Challenge Grant Award**
 - **Full award**
 - **250+ applicants, 27 awards**
 - **\$5.9 Million in local match**
- **Implementation of priorities from SE Seattle Neighborhood Plans**
- **Effective date 2/13/2012**
 - **3-year performance period**

Goals

- Employ new and innovative tools for equitable development.
- New development benefits rather than displaces the existing diverse communities.
- Catalyze private market development.
- Establish essential anchors for communities vulnerable to the displacement : affordable housing, commercial, and community space.
- Empower the community to be active decision makers in NET Initiative activities.

Major Activities

- **Transit Oriented Development Acquisition Loans** (\$6.7 m)
Insure affordability and catalyze private investment at strategic locations near light rail.
- **Commercial Stability Strategy** (\$775 K)
Help stabilize businesses of the Othello business district.
- **Planning for a Shared Cultural Center** (\$75 K)
Strengthen the existing diverse community by planning for a shared privately run and financed multi-cultural community center. A specific location has yet to be determined.

Cross-cutting Activities

Public Participation Plan

- Department of Neighborhoods will contract with Public Outreach Liaisons (POL) and provide capacity building grants to community based organizations to engage in the NET Initiative activities. POL outreach will begin in early 2012.

Program Evaluation

- The University of Washington will evaluate the major activities and provide annual performance reports as well as a Program Replicability Report at the end of the grant period.

TOD Acquisition Loans

- Improve the vitality of community by helping housing developers acquire 2-4 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. No goal for market rate units.

Othello Commercial Stability Strategy

- Provide an array of technical assistance to business owners such as product marketing, lease negotiations, or bookkeeping.
- Building owners could also receive technical assistance to make their current vacant commercial space more affordable
- Serve 30 businesses each year.

Planning for Multi-Cultural Center

- Community outreach and engagement with historically under-represented communities in Southeast Seattle that results in committed community leadership ready to move forward on the development of a Center.
- 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.

Timeline

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