AGENDA
GOVERNANCE GROUP
May 17, 2019  2:00 – 4:00 pm
King County Chinook Building, Room 115
401 Fifth Avenue, Seattle, WA
Call-in:  206-263-8114   #6923351

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<th>Time</th>
<th>Agenda Item</th>
<th>Facilitator</th>
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<tr>
<td>2:00</td>
<td>Welcome &amp; Introductions</td>
<td>Michael Brown, Marguerite Ro</td>
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<td>2:15</td>
<td>Consent Agenda</td>
<td>Michael</td>
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<td>2:20</td>
<td>COO Visioning</td>
<td>Marguerite, Christina Hulet</td>
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<td>3:20</td>
<td>Learning Community – Catalyst Commercial Affordability RFQ</td>
<td>Michael</td>
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<td>3:35</td>
<td>Update: Reports to King County Council</td>
<td>Marguerite, Sharon Bogan</td>
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<td>• BSK Annual Report, Proviso to Council</td>
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<td>3:45</td>
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<td>3:45</td>
<td>Executive Session</td>
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Next Meeting: Half-Day Retreat June 21st, 2019  Seattle Foundation 12:00 pm – 5:00 pm

Governance Group Members

Lydia Assefa-Dawson  Rod Dembowski  Marguerite Ro
Michael Brown  Matelita Jackson  Sili Savusa
Deanna Dawson  Paola Maranan  Nathan Smith
Andrea Estes  Gordon McHenry, Jr.  Tony To
Ubax Gardheere  Jenn Ramirez Robson  AJ McClure

SEATTLE FOUNDATION  King County
COMMUNITIES OF OPPORTUNITY
GOVERNANCE GROUNDING

RESULTS STATEMENT

Create greater health, social, economic and racial equity in King County so that all people thrive and prosper, regardless of race or place.

GUIDING PRINCIPLES

- Consistently demonstrate the values of equity, respect and partnership.
- Ensure low-income communities and communities of color affected by inequities develop and own the solutions.
- Advocate for and change institutional policies and processes to support equity goals.
- Encourage investments (both funding and in-kind resources) in long-term community capacity building and in systems, policy and practice changes that lead to greater racial and economic equity throughout King County.
- Catalyze alignment of funding streams and partner across issues and sectors to seek preventive strategies that address root causes of today’s inequities.
- Be transparent and show how data and community expertise inform initiative strategies.
- Continuously learn, improve and share work publicly.
- Focus on geographic communities with the greatest needs, while simultaneously sharing lessons learned and building relationships across King County – We are one King County.

VALUES

*We commit to guide Communities of Opportunity using these values:*

**Equity:** work intentionally to eliminate racial, ethnic, socio-economic and geographic disparities in health and well-being

**Process Equity:** an inclusive, fair and open process

**Community Engagement:** authentic community engagement that involves listening to and understanding the unique histories of communities

**Driven by quantitative and qualitative data:** Data will track and report progress, as well as support given for promising and evidence-based practices

**Innovation:** Recognize that change involves risk and value an adaptive approach that views failure as an important part of the learning process
2 – Communities of Opportunity – Governance Group Minutes
Friday, April 19th, 2019 2:00 pm – 4:00 pm
Location: Seattle Foundation, Board Room

Members Present: Marguerite Ro, Michael Brown, Ubax Gardheere, Gordon McHenry Jr, Tony To, Sili Savusa, Lydia Assefa-Dawson, Paola Maranan, Jenn Ramirez-Robson
On Phone: Paola Maranan, Gordon Mc Henry, Andrea Estes

COO Staff: Andrea Akita, Amanda Kay, Lin Song, Blishda Lacet, Dionne Foster, Kai Domingo, Dan Bernard, José Camacho Martinez, Diana Paredes

Other Attendees: Christina Hulet, Theresa Cruse

Consent Agenda: Governance Group (GG) approved the consent agenda that included meeting minutes from March 15, 2019.

Equity Moment
Marguerite Ro invited members to reflect on the past week and share occurrences in which equity was centered in those moments.

Strategy: COO Legacy
We are excited to work with Governance Group members to develop a shared vision for Communities of Opportunity 2023 – five years from now. Christina Hulet will facilitate a series of meetings with Governance Group/small group of GG members over the next two months. These discussions are designed to gather feedback on hypotheses that have framed our initial work. Our goal is to sharpen our focus on strategies and activities that build the legacy we envision for COO. The purpose and timing has to do with being at the half way point for BSK dollars, and continuing the philanthropic funding. The potential BSK renewal is also in our sight, and we want to plan for COO goals moving forward.

Christina led the group in a partnering exercise to begin the COO Strategy conversation to inform the work of the small group sessions. Recognizing that community has been doing this work for a long time, how can we, as funders be making bold changes to be nimble and lift up the work that is being done.

COO Evaluation Update, (Slide Deck)
The early evaluation plan submitted as part of BSK based upon RBA (results-based accountability) just as COO was being launched. With Seattle Foundation funds, we brought on BDS to work with the evaluation advisory group to develop evaluation baseline and potential. We are finding that the RBA framework is like fitting a “square peg” in the “round hole”. After review of the headline indicators (slide 6), and considering;
- amount of dedicated resources towards evaluation,
- time and effort required by community partners, evaluators, and staff,
- what will be acceptable to funders, GG, and community partners, and
- the purpose of evaluation – why we are doing an evaluation.

Marguerite asked for the governance group for their thoughts on next steps. Do we:
- Stay [nearly] on the same path
- Try our best to work within the framework
- Modify and change course

The Governance Group was interested in changing the course. There is a sense of urgency as the Original Place Based partnerships are currently working on their Evaluation Plans. Marguerite acknowledged this urgency, and will work quickly to present some options for Governance Group consideration.

Regular Session end 3:45
Executive Session at 3:50 pm
Strategy Discussion: COO Vision

On Friday, we will continue discussion on COO's legacy and vision for the future, specifically around how we are honing in and focusing our efforts to achieve our ‘leave-behind’ goals. We have convened three sessions with a small group, since our last Governance Group meeting. The small group is building off of ideas from the GG notes (April 2019 and GG retreat September 2017). We've tested a few hypotheses to hone in on potential strategies. Our team -- Paola Maranan, Jenn Ramirez Robson, Carrie Cihak, Michael Brown, Marguerite Ro— have shared feedback on thoughts, like: reclaiming a community development approach/model, COO's 'big win', engaging anchor institutions, and making the COO model the practice. From the discussion, we will share a proposed framework for COO that could be used to define specific equity outcomes and strategies.

The focus for the May GG discussion will be POWER -- within the “4-P” framework of People, Place, Policy and Power.

Learning Community: Commercial Affordability Pilot -- Update

A Request for Qualifications is being drafted for the Commercial Affordability pilot program. Staff plans to release the RFQ in late May/early June. The pilot seeks to develop and test models and strategies for commercial affordability within community ownership, equitable development, and anti-displacement strategies; increase access to capital; create tools that address needs of small business and micro-enterprises; and address barriers to public investment to support strategies.

King County Budget Proviso – Update

The King County Executive's response to a budget proviso on COO 2018 outcomes for the three original place-based site partnerships will be transmitted to King County Council by June 30, 2019. COO staff are compiling data from partnership 2018 year-end reports. The contents of the report will include: (a) list of services provided through COO, including number of persons served by each site/site’s partners, that identifies services by issue areas of housing, economic opportunity, health, or community connections; (b) summary of priority strategies developed by place-based sites for 2018 and outcomes achieved towards those priority areas; and (c) summary of any developed performance measures or performance measures monitoring methodology.

After the report is submitted, staff will arrange meetings with Council Members. We will be inviting Governance Group members and partners from Rainier Valley, SeaTac/Tukwila, and White Center to join us in briefing meetings to share results from 2018 and describe challenges and successes in these communities.
Commercial Affordability Request for Qualifications (RFQ)

The commercial affordability pilot project will be designed to combat financial and environmental pressures that small businesses are experiencing with the rapid growth and development in Seattle/King County.

The Commercial Affordability Pilot seeks to identify and develop models, tools and services that increase community ownership as part of an anti-displacement and equitable development strategy and slow the displacement of businesses within the Communities of Opportunities region. The goals and objectives for a pilot program include:

- Build upon existing successful models to test or expand approaches that will influence systems/policy change and investment practices to promote micro/small businesses to remain in their community, to benefit from development, revitalization, investment, and contribute to economic stability and resiliency in COO communities.
- Increase access to capital by communities where current lending products/models have not been available or acceptable.
- Create tools that address needs of micro/small businesses to access capital and leverage resources for feasibility studies, tenant improvements/capital improvements.
- Provide technical assistance for small/microbusiness retention.
- Identify barriers and solutions to public investment to support strategies.

Communities of Opportunity (COO) will select an organization or team to create and implement a commercial affordability pilot program that will work within specific COO neighborhoods in King County to achieve a set of desired program goals and objectives.

An organization or team will be selected to co-design and implement a pilot program. COO seeks innovative solutions that will leverage both public and private resources. We wish to explore ways to increase access to capital and develop a potential grant and/or loan pool, consistent with restrictions and limitations on use of public funds. COO may award up to $1.3 million for a three-year contract period to the selected contractor(s) for the implementation of the program. The contract may be amended to provide additional resources or extend the contract period, based on performance, funding availability, and negotiated scope of work.

**TIMELINE***

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<td>RFA Issued</td>
<td>May/June 2019</td>
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<tr>
<td>Info Sessions</td>
<td>June 2019</td>
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<tr>
<td>Session 1: Meeting Location</td>
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<td>Session 2: Webinar</td>
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<td>RFA Responses Due</td>
<td>4-6 weeks after RFQ is issued</td>
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<td>Reponses Reviewed and Rated</td>
<td>July 2019</td>
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<td>Recommendations to Governance Group</td>
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*RFQ is being reviewed by King County. Dates will be determined, based on timeline/schedule established with King County Procurement teams.
To Help Address Displacement in Southeast Seattle, Mayor Durkan Announces $4.92 Million to Permanently Fund Affordable Housing Cooperative at Othello Square

May 7, 2019 by Steve Walker

Community-Based Opportunity Center Includes Job Development, Small Business Assistance, Affordable Commercial Space and Additional Market-Rate and Affordable Homes

Seattle (May 7, 2018) – To empower community efforts to curb displacement and build a more affordable future for Southeast Seattle, Mayor Jenny A. Durkan and the Seattle Office of Housing announced the City of Seattle is awarding $4.92 million to support the development of the first City-funded housing cooperative at Othello Square, which will include 68 permanently affordable one-, two- and three-bedroom homes. These affordable homes will allow buyers a way to both build wealth and stay in Seattle.

Othello Square is a multi-strategy, community supported neighborhood “gateway center” designed to address displacement of both residents and businesses in Southeast Seattle adjacent to the Othello Light Rail Station. Othello Square will include a HomeSight Opportunity Center with post-secondary education, job services, small business assistance, affordable commercial space, as well as additional market rate and affordable homes. The Odessa Brown Children’s Clinic and the Rainier Valley Leadership
Academy (RVLA) High School will also be part of the Othello Square Campus. Homebuyers must meet income limits and earn 80 percent of the Area Median Income or below, $80,250 for a family or four, in order to purchase a home.

“This development is proof of what can happen when community comes together and is empowered to imagine a better Seattle. We must continue to act urgently to protect against gentrification and displacement and make it possible for families and businesses to stay in Seattle,” said Mayor Durkan. “As Seattle has grown, we have seen far too many communities, particularly low-income communities and communities of color, pushed out of their homes. With our investment in Othello Square, we are helping ensure families and small business owners can stay in their neighborhoods and have more access to true economic opportunity.”

These Office of Housing-funded homes will help first-time homebuyers build equity and stability through the Limited Equity Co-op model where each resident owns a share of the housing. To ensure these homes remain affordable, re-sale prices are restricted so that future low-income homebuyers have access to the same opportunity to build equity.

“I am proud we are making this continued investment and standing by our commitment for this one of a kind center in Southeast Seattle that will provide a pathway to economic opportunity,” said Council President Bruce Harrell (District 2, South Seattle). From the very beginning of this project's vision, it has been a collaborative partnership with residents, business owners, community groups, education organizations, and HomeSight to make this a reality.”

“I am delighted to see the City make an investment in the limited equity cooperative model, providing residents the opportunity to own and manage where they live,” said Seattle City Councilmember Mike O’Brien (District 6, Northwest Seattle). “Seattleites who might otherwise be priced out of our hot housing market will now have an opportunity to build equity and take an active part in how their community is shaped.”

“Seattle’s Office of Economic Development is proud to partner on the Othello Square and HomeSight Opportunity Center,” said Bobby Lee, Director of the Seattle Office of Economic Development. “It will expand economic opportunity for multicultural communities in Southeast Seattle. This includes living wage jobs, support for entrepreneurs, education and training, and
cultural space that is rooted in community. These investments and the City’s continued partnerships are essential to fully realize the community’s vision.”

“We are thrilled the City is funding this Co-op model of home ownership, a critical component of the vision for Othello Square,” said Tony To, HomeSight Director Emeritus and Othello Square Project Director. “The Square is led by and representative of the diverse and international nature of Southeast Seattle. Here residents of the Co-op and other on-site market and affordable homes, as well as the greater community, will be able to access education, jobs and local business opportunities.”

“This investment through the Limited Equity Co-op model by the Office of Housing opens up homeownership opportunities for a wider range of Seattle residents,” said Jennifer LaBrecque, Acting Manager of Policy and Equitable Development for the Seattle Office of Housing. “Community ownership provides us with another tool to provide long-term, sustainable affordability and address displacement of long-time residents.”

To start the homeownership application process for the Co-op at Othello Square, please contact the HomeSight Homeownership Center at (206) 760-4205. Staff will assist applicants to create a customer portal and determine documentation for eligibility and financial readiness.

On June 8, Othello Square will host the Othello Summer Celebration – the community’s groundbreaking of Othello Square. Details below.

Othello Summer Celebration – Community Groundbreaking

Saturday, June 8, 2019

11 a.m. – 3 p.m.

Three Locations and Three Events:

Othello Square Annual Fair and Groundbreaking (7301 MLK Jr. Way S) – free tacos, cultural performances, crafts, and carnival games

The Beet Box (6901 MLK Jr. Way S) – mobile chicken petting zoo, face painting, food, and ice cream

Hosted (6961 37th Ave. S) – Bikeworks mobile bike shop, bike rodeo, and alley cat bike ride.

Learn More

For more information on Othello Square, visit the HomeSight web site.