



CURBED

A PLAN FOR MITIGATING DISPLACEMENT IN OTHELLO AND RAINIER BEACH

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Executive Summary

The 98118 zip code in Southeast Seattle, where the Othello and Rainier Beach neighborhoods are located, is one of the nation's most diverse zip codes. It represents an array of people of color, immigrant, and refugee communities with 40 distinct ethnic groups - over one-fourth of whom are new arrivals - and through whom 59 languages are spoken. This racial, ethnic and cultural diversity begets many positives such as innovation and problem solving and is now looked at as a strength for these communities.

BEFORE



The history of these neighborhoods, however, was created through the intentional practice of racially discriminatory policies such as redlining and racially restrictive covenants. That meant Southeast Seattle was drawn as an area for people of color, away from wealthier, whiter neighborhoods. The policies would yield Southeast Seattle a “definitely declining” designation and be used by creditors to justify chronic disinvestment. An impact that would have lasting effects.

Even with the chronic disinvestment, this community has triumphed. Othello and Rainier Beach are home to a number of lively business districts, cultural anchors, and a strong nonprofit industry that has emerged to fill gaps left by the disinvestment. These neighborhoods have a history of creating exponential returns on assets and persevering in the face of adversity.

But, these neighborhoods still suffer from such ills as highest percentage of low-income residents (those making below 80% of area median income) in Seattle, an unemployment rate double the city average, and a whopping one in five residents living in poverty (those making below 30% of area median income).

Othello and Rainier Beach are also looking at sharp rises in housing costs. As production of housing units lags behind the citywide growth rate, the neighborhood becomes increasingly in demand among higher-income households. This increased market pressure for housing corresponds with increased pressure in the commercial real estate market, as rising commercial rents threaten local businesses and institutions with displacement as well.

These are all symptoms of a city growing at an exponential rate. While growth can be good, growth unchecked can mean communities facing the threat of gentrification and displacement. Thankfully, opportunity to impact the well-being and prosperity of Othello and Rainier Beach still exists. Market conditions have stymied many development plans, leaving a limited window for the community to lead and influence the economic growth charging toward these neighborhoods.

It is why HomeSight, along with our partners Rainier Beach Action Coalition and Habitat for Humanity Seattle-King County have put together ***Curbed: A Plan for Mitigating Displacement and Increasing Shared Prosperity in Othello/Rainier Beach.***

Curbed builds off the organizing and advocacy work that has been taking place in Othello and Rainier Beach for the past decade—from the neighborhood plans developed by community in coordination with the City of Seattle, to the community-based coalitions that have emerged to steward those plans, and the new cross-sector collaborative investments that highlight community led solutions - elevating them to a policy and systems level.

To further advance community initiatives, *Curbed* connects the Othello and Rainier Beach neighborhoods along the Link Light Rail line, the area where much of the planned growth and development is targeted. In linking the two neighborhoods, *Curbed* focuses on creating one cohesive plan to leverage the neighborhood's combined capacity, advocate for complementary projects, and mitigate displacement across the entire geographic area.

The planning process began with a community survey. Nearly 50 volunteers knocked on more than 1,600 doors to gather resident satisfaction, civic engagement, quality of life, safety, change over time (historic and future), and demographic data. In addition, a block and parcel survey was administered to take stock of the built environment. To complement the survey, three community open houses were held to collect supplementary information.

Data from both the community survey and open houses were used to identify opportunities and challenges in Othello/Rainier Beach and informed the projects and programs developed to address them.

A final community meeting provided a platform for neighbors, business owners, and community and cultural anchors to establish priorities. That resulted in 14 community-led projects and programs, all of which are included in *Curbed*. Each is designed to address one, or more, of the following issues: health, housing, economic opportunity, community connection, and displacement in Othello/Rainier Beach.

Curbed represents an integrated approach to tackling community identified challenges and building off community identified opportunities by working collectively to better leverage capital and non-capital resources. Given the impending changes to Othello/Rainier Beach, we present *Curbed* as a last stand for bringing long-term, place-based, equitable investment to the community so that we may prevent displacement and preserve the unique fabric of our region - before it's too late.





PART 1:

Introduction



Equity initiatives in Seattle began in earnest over a decade ago, starting with the Race and Social Justice Initiative, a commitment from City of Seattle to eliminate racial disparities.

The movement for racial equity continued through Community Cornerstones, a \$3MM Community Challenge Grant awarded to the City of Seattle in 2011 by the U.S. Department of Housing and Urban Development. Community Cornerstones provided the opportunity for the city to work on priorities identified in **neighborhood plans**, with a particular emphasis on Southeast Seattle which includes Othello/Rainier Beach. These neighborhood plans were the result of a three-year effort between the City of Seattle's Department of Planning and Development and community members to provide a vision, goals, and community-preferred strategies for each neighborhood.

Even with these efforts, change has been slow to come as progress has been met with many challenges. The Rainier Beach Neighborhood Plan, a guiding document for Community Cornerstones, was compiled by the community over 18 two-hour meetings, four community open houses, and endless discussions with city departments over the span of 18 months.

This labor of love then sat gathering dust in City Hall for over four years.

Through mounting frustrations, this challenge was met with opportunity. Community Cornerstones had brought together four community-based coalitions—Rainier Beach Action Coalition, On Board Othello, Multi-cultural Community Center and South Communities Organizing for Racial/Regional Equity—each of whom made the intentional decision to continue to work together to leverage combined capacity to influence policy and systems change for the fair distribution of opportunity in our neighborhoods.

This dedication to collective impact resulted in a 2015 award from Communities of Opportunity, a multi-year joint funding venture of Public Health Seattle-King County and The Seattle Foundation designed to tackle growing disparities in health, housing, economic opportunity, and community connection.

Equity: The quality of being fair and impartial.

Neighborhood Plans: In 1999, Seattle City Council finished the approval process for 38 neighborhood plans created by nearly 20,000 citizens. The plans identify actions needed to ensure that each neighborhood will continue to thrive and improve as Seattle grows over the next 20 years.

In partnership with philanthropy and government, these four coalitions, with Rainier Beach Action Coalition—steward of the Rainier Beach Neighborhood Plan—at the helm, came together and got the Rainier Beach Neighborhood Plan reviewed and passed by Seattle City Council in September 2016. Since then, we have continued to leverage Communities of Opportunity to steer equitable development in Rainier Beach and Othello and to inform our larger regional work.

Since 2015, our collaborative efforts have secured seed funding for the development of two large catalytic projects (\$12MM for the Southeast Economic Opportunity Center and \$3MM for the Food Innovation Center), successfully advocated for the inclusion of an Equity Analysis in Seattle’s 2035 Comprehensive Plan, launched a capital campaign to build a shared co-working space to prevent displacement of cultural anchors, and ensured a light rail station at Graham Street—a prominent Southeast Seattle business node included in Seattle’s transportation levy, development of which involves a community planning process.

Now, an **Equitable Development Initiative (EDI)** has emerged from the City of Seattle’s Office of Planning and Community Development. The EDI is guided by six drivers:

“It is time that race and social equity is realized in tangible assets and financial equity for communities too long denied.”

Tony To, Executive Director, HomeSight

- Advance economic opportunity
- Prevent residential, commercial, and cultural displacement
- Build on local cultural assets
- Promote transportation mobility and connectivity
- Develop healthy and safe neighborhoods
- Enable equitable access to all neighborhoods

The EDI has \$16MM to support community capacity development, real estate development, and entrepreneurship and talent development.

Equitable Development Initiative: A set of strategies that address growth and equity in Seattle.

Five community-driven projects, three of which were put forth and championed by our four community-based coalitions in Southeast Seattle, have been identified for EDI funding. While \$6.5MM has been allocated to support these projects in 2017, many in the community worry that sustained support for Southeast Seattle—an area of the city with the highest risk of displacement and lowest access to opportunity—will wane when the EDI becomes a city-wide initiative in 2018, leading to a continued struggle for sustainable funding in our community.

“It is time that race and social equity is realized in tangible assets and financial equity for communities too long denied,” said Tony To, HomeSight’s Executive Director while testifying at Seattle City Council’s Planning, Land Use, and Zoning committee meeting.

He went on to say, “The EDI funds should not be another pot of money for those [communities] most able to compete for it. The EDI funds should result in tangible capacity building and community ownership by and for those historically marginalized by race and [who] are now most threatened by physical and cultural displacement, and denied equitable access to opportunity.”

With a history of collaboration and a track record of success in elevating community priorities to a policy and systems level, we are poised to lead the equitable implementation of the EDI and build on momentum to bring long-term, **place-based equitable opportunities** to Othello/Rainier Beach.

For this reason, HomeSight, along with our partners Rainier Beach Action Coalition and Habitat for Humanity Seattle-King County have put together **Curbed: A Plan for Mitigating Displacement and Increasing Shared Prosperity in Othello/Rainier Beach**. *Curbed* unites Othello and Rainier Beach, adjacent Southeast Seattle neighborhoods. The two neighborhoods, located along the light rail line where the vast majority of growth and development in Seattle is concentrated, have their unique characteristics but also share similar challenges

Place-Based Equitable Opportunities: Place-based refers to a general approach which emphasizes characteristics and meaning of places as a fundamental starting point for planning and development.

By combining the neighborhoods, we can better collaborate and complement each other’s projects and programs, rather than compete and duplicate.

Together, we can leverage our combined capacity, amplify our collective voice, and advocate for community led change at a policy and systems level. In partnership, we are uniquely positioned to steer growth and development and tackle the increasing disparities our community faces in health, housing, economic opportunity, and community connection.

This collaborative planning process began with a community-wide survey, a series of open houses, and feedback sessions. The result are the community identified projects and priorities included in this plan, all of which have potential to help us achieve our community vision:

Othello/Rainier Beach remains a culturally, racially and economically diverse community; and the neighborhood includes the community anchors, supports, goods, services and amenities necessary for everyone to lead healthy lives and flourish—where everyone can achieve their full potential regardless of race or means.

Context

HISTORICAL CONTEXT

The 98118 zip code in Southeast Seattle, where Othello/Rainier Beach is situated, is one of the nation's most diverse zip codes. Southeast Seattle has long welcomed people of all racial backgrounds. In fact, it is held up as a model for a healthy community by Sheryll Cashin, clerk for Supreme Court Justice Thurgood Marshall and urban and economic policy advisor in the Clinton White House, for its long-standing racial, cultural, and economic diversity, a “multicultural island.” She goes on to say:

“Southeast Seattle clearly has developed an identity as an exceptionally diverse part of town, one that seems to attract both activists and those who savor difference. Interracial couples are far more evident here than in other parts of town. One can hear many languages spoken, and foreign language signs abound. Many people seem to come here not just for the diversity but also for the sense of community... Still, making a diverse community viable requires work on those quality of life issues that make a community attractive: schools, crime, physical surrounding, commercial vitality, and so on...”

As residents of multicultural, multiclass communities experience working together to get something done...

They are building bonds across race and class and support the notion that integration can work. As victorious multiracial and multiclass coalitions form and endure, these accidentally diverse communities may evolve into communities more directed at maintaining diversity...The multicultural islands are pioneering their way into new social and political territory. They are beginning to address enormously complex challenges of building relationships across race and class - challenges that the nation itself will one day be forced to grapple with frontally ...They are a window onto the cultural shift I believe the vast majority of Americans need to embrace if we are to achieve a multiracial, multiclass democracy that truly does offer equality and equal dignity to all persons.”^w

While Cashin portrays Southeast Seattle in its current iteration, a community that is a bastion of diversity, it is not how these neighborhoods started.

Through the intentional practice of racially discriminatory policies such as **redlining** and racially restrictive covenants, Southeast Seattle was drawn as an area for people of color, away from wealthier, whiter neighborhoods.

Redlining: A discriminatory practice by which banks, insurance companies, etc., refuse or limit loans, mortgages, insurance, etc., within specific geographic areas, especially inner-city neighborhoods.

The racial diversity of our neighborhood, viewed now by many as a strength, was previously used to assign Southeast Seattle a “Definitely Declining” designation under the redlining policies that laid out the city. These policies, used by public and private lenders of credit impacted Southeast Seattle resident’s ability to purchase a home (then and now) and resulted in chronic disinvestment in Southeast Seattle throughout most of the 20th century. During this time, a network of streetcars was removed from Rainier Avenue, one of the main arterials through Southeast Seattle, limiting resident’s ability to access jobs and services located downtown. Concentrated poverty in the form of large public housing projects speckled Southeast Seattle’s landscape until the year 2000 when New Holly—a large public housing project in Othello—underwent a large scale redevelopment.

The redevelopment used a HOPE VI grant and other public and private funding sources to build 1,400 units of housing at a cost of more than \$340MM. Affordability of units and the community’s sentiments of this quasi-government project

are wide ranging.

Structural and institutional racism have left a lasting impact on our community. Widening disparities in quality of life, educational attainment, wages, health, housing, and transportation persist. According to 2015 data from Public Health Seattle-KingCounty, instances of adverse childhood experience climb to 20% in Othello/Rainier Beach while in the neighboring Seward Park community, that figure is only at 9%. The same is true of instances of obesity, 33% in Othello/Rainier Beach compared to 14% in Seward Park. In housing, 8% of available units in Othello/Rainier Beach are considered ‘Poor’ while other neighborhoods, with the exception of downtown, maintain a figure close to 0%. The most staggering comparison; 54% of residents in Othello/Rainier Beach have incomes below 200% of poverty compared to the highest performing deciles (the majority of neighborhoods north of downtown) where only 6% of residents are considered low-income.

In addition to those figures, public schools in Othello/Rainier Beach are among the lowest performing in the city. While Seattle is experiencing an economic boom due to the growth of our tech industry, it is clear that some neighborhoods are prospering at the expense of others.



SOME NOT SO FUN FACTS

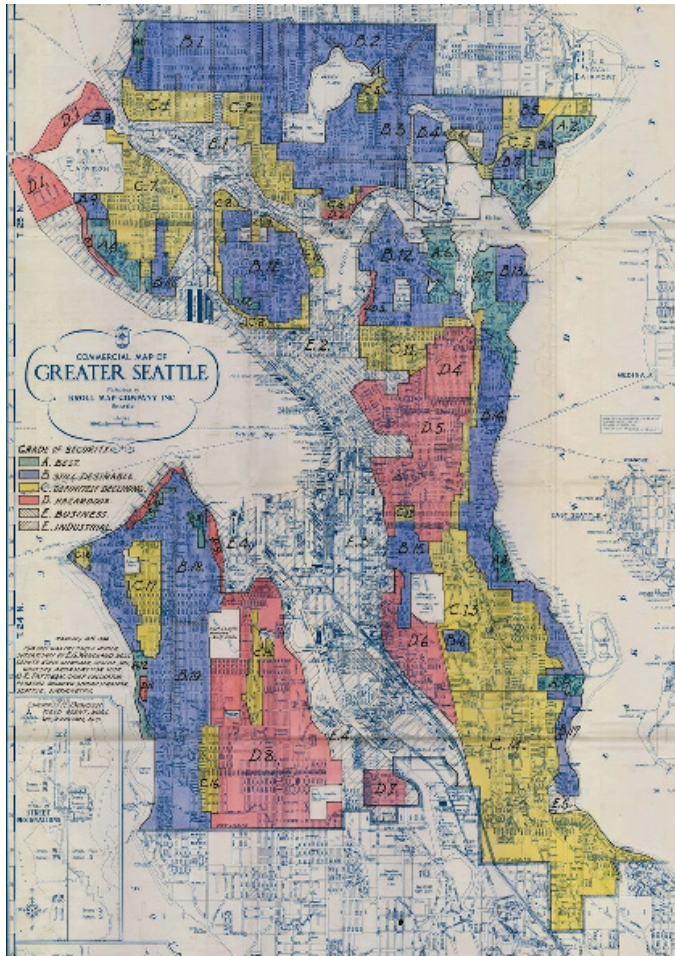


Fig. 2: Redlining in Seattle

Even under these conditions our community has triumphed. Lively business districts have grown to meet the evolving needs of a culturally diverse community—for example, Vietnamese grocery stores have begun to carry Halal meats to accommodate the Somali community who took refuge in Othello/Rainier Beach after war and famine broke out in Somalia. Cultural anchors from across the globe—Filipino Community Center, Vietnamese Friendship Association, Ethiopian Community Center, Somali Community Services of Seattle, El Centro De La Raza, Oromo Community of Seattle, Urban Family, and Chinese Information and Service Center—have rooted their communities in Othello/Rainier Beach by providing culturally competent services (in most cases excelling in offering services that larger entities have failed to) as well as reaching across cultural barriers to build inclusivity and resilience. Non-profit organizations across the Southeast have emerged to fill in gaps left by disinvestment. In fact, East African Community Services started one of Southeast Seattle’s first robotics programs for youth, in partnership with Filipino Community Center, and started a summer learning program in partnership with Vietnamese Friendship Association to curb the summer learning slump—felt most acutely by students of color and especially immigrant and refugee students.

Our community has come together on multiple occasions to lift up and preserve projects and programs that have a track record of working in our neighborhood, especially those that are merely under-resourced.

Rainier Beach High School, well known for its basketball program, has received recent accolades for its International Baccalaureate (IB) program, an integrated college prep high school curriculum for 11th and 12th grade students. Many have attributed Rainier Beach High School's increased graduation rates and improved test scores to the IB program. Despite documented success, the program was slated to run out of funding in 2017 and the Seattle Public Schools had not committed to continuing it. "Whose responsibility is it to ensure that students in all of the city's IB programs continue to thrive?," asks Tammy Morales in an article featured in the *South Seattle Emerald*.² She continued, "Families in high poverty Title I schools cannot raise \$250,000 each year to maintain programs for their students. They should not be expected to." The community rallied around the program and while a three year grant from Alliance for Education has offered a temporary reprieve, students, teachers, parents, and neighbors are committed to secured long-term, sustainable support for the IB program.

Othello/Rainier Beach has a history of creating exponential returns on our assets and persevering in the face of adversity. Despite a recent *Seattle Times* article which called our neighborhood "a pass-through," Othello/Rainier Beach has long been a destination, predominantly for communities of color and immigrant and refugee communities.³ But one community in particular is noticeably missing these days.



Rising rents have driven African-Americans further and further south, out of Seattle and the neighborhoods the community was forced into originally by redlining and racially restrictive covenants.

KUOW, Seattle's news and information radio station, called it "a migration of historic proportions."⁴

The real estate pressures of the last two decades—during which time the median price of a home in Seattle rose from \$150,000 (1997) to \$720,000 (as of April 2017)—have rippled through the city, driving communities from north to south and have been exacerbated by the 2009 opening of **Link Light Rail**. Columbia City, a neighborhood 1.5 miles north

of Othello/Rainier Beach, has seen a decrease of 23.5% in people of color in the past decade. Displacement is at our door step.

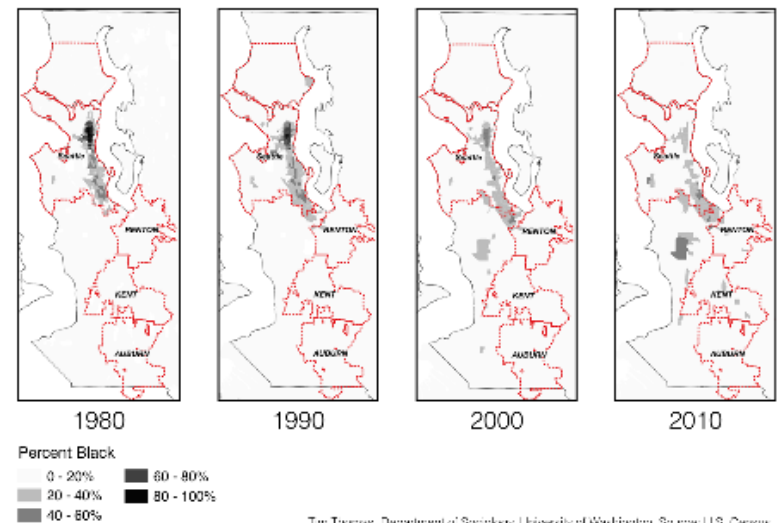
Recent in-migration into Othello/Rainier Beach is primarily driven by white households moving in to take advantage of lower rents and relatively cheaper homebuying opportunities. As recently as the 2010 Census, white households accounted for 11.6% of the population in Othello/Rainier Beach. A more recent estimate shows that percentage climbing to 18% of the population.

Link Light Rail: Seattle's rapid transit rail system.

Risk for Displacement: The risk of marginalized populations being displaced. Factors contributing to displacement included: low household income, renter households, travel time to regional job centers, development capacity, below-average median rent, access to mass transit, low educational attainment, and proximity to core businesses, schools, parks, community centers, or libraries.

Access to Opportunity: Factors that contribute to social, economic, and physical well being. Criteria include: high performing schools, number of jobs within a two-mile radius, access to mass transit, increase in median home value, access to fresh produce, and proximity to a public health facility, library, community center, and parks.

Black



In the face of the nation's hottest real estate market, our community is in a precarious position. Othello/Rainier Beach is one of the **highest risk for displacement** neighborhoods and also has the lowest **access to opportunity**. This means our community is facing an increased threat of being forced out of Seattle and is armed with the fewest resources to combat it.

There are three additional categories based on displacement risk and access to opportunity in the Seattle 2035 Comprehensive Plan:

- High displacement risk and high access to opportunity
- Low displacement risk and low access to opportunity
- Low displacement risk and high access to opportunity

Fig. 3

Access to Opportunity Index

School performance
 Graduation rate
 Access to college or university
 Proximity to a library
 Proximity to employment
 Property appreciation
 Proximity to transit
 Proximity to current or future Link light rail and streetcar
 Proximity to a community center
 Proximity to a park
 Sidewalk completeness
 Proximity to a health care facility
 Proximity to a location that sells produce

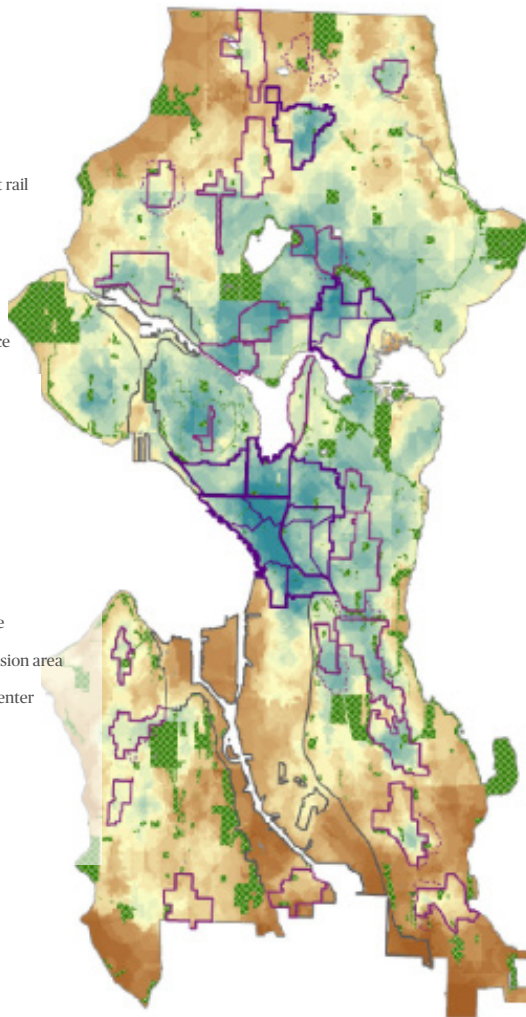
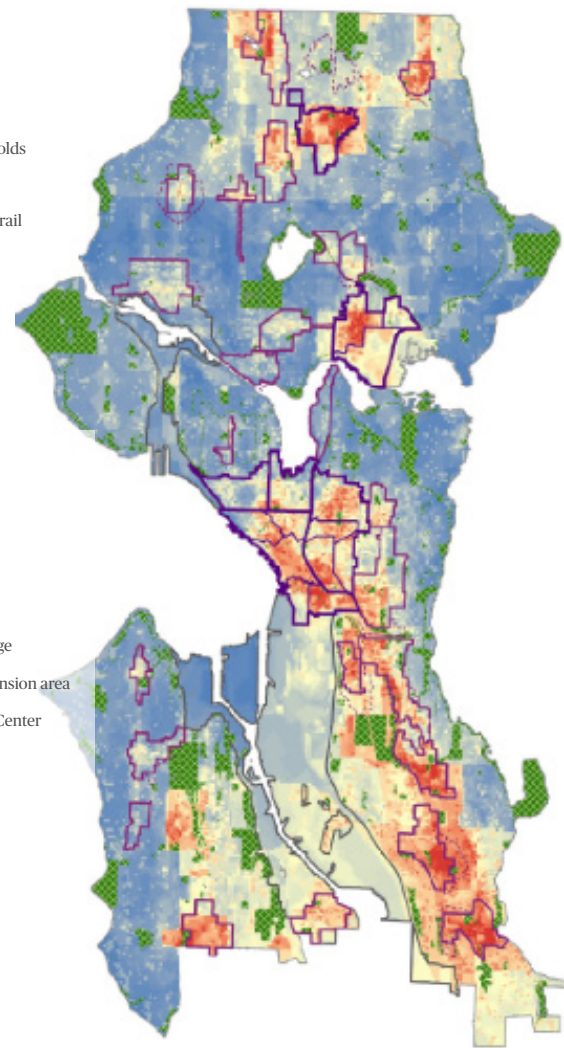
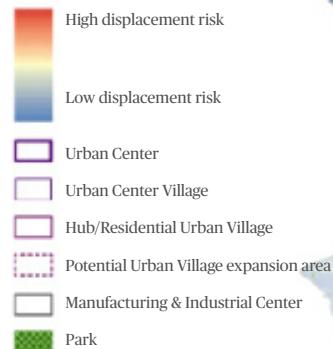


Fig. 4

Risk of Displacement Index

People of color
 Linguistic isolation
 Educational attainment
 Housing tenancy
 Housing cost-burdened households
 Severley housing cost-burdened households
 Household income
 Proximity to transit
 Proximity to current or future Link light rail and streetcar
 Proximity to core businesses
 Proximity to civic infrastructure
 Proximity to high-income neighborhood
 Proximity to job center
 Development capacity
 Median rent



Source: Seattle 2035 Comprehensive Plan

As residents face displacement, the businesses and cultural anchors that serve them are also at risk. Commercial lease rates are reaching new heights in Seattle. Average asking rents increased 7.5% in 2015, hitting a 10-year peak according to commercial real estate company Jones Lang Lasalle.⁵

Area businesses and cultural anchors are struggling to keep up with the increase, and with customer and client bases leaving Othello/Rainier Beach, inability to pay commercial rent is further exacerbated.

Without mitigation, our community will experience a wholesale transformation similar to that of Columbia City and Seattle's Central District, the historic heart of the African-American community which today is only 20 percent black, down from more than 70% in the 1960s.

Despite these pressures, our community is engaged and ready to lead broad efforts to bring equitable growth and development opportunities to our neighborhood, in benefit of the residents, businesses, and cultural anchors, so that we may prosper in place.

- Shared Equity Building?

- Real Estate & Balance Sheet.
- Assets.

- Blending Communities.

Happy / Successful (shared).

Cultural Anchors.

- Mixed Income.
- Multi-Cultural.
- Collective Strength that respects the identity of each group.
- Shared goals.

- Re-Gentrification

- Supporting the "home" community.
- Health...

PART 2:

Plan Development Process



Planning Context

Curbed pulls together, updates, and fills in gaps in the Othello Neighborhood Plan and recently adopted Rainier Beach Neighborhood Plan to create one, overarching plan for Othello/Rainier Beach. *Curbed* creates a plan for the area as we truly use it - one plan uniting two neighborhoods located along the light rail line, where majority of growth and development will be concentrated. *Curbed* will build off earlier community-driven initiatives and planning efforts as a way to implement our community's vision and priorities.

THE BUILDING BLOCKS

1

Community Cornerstones

Focused on creating the anchors needed for communities to have stability in the face of **gentrification/displacement** pressures. The three programs include:

- Transit-Oriented Development Land Acquisition Fund,
- strong multi-cultural commercial districts, and
- Multi-cultural Community Coalition of immigrant and refugee communities focused on creating a multi-cultural community center.

This project was funded by Housing and Urban Development's Sustainable Communities Initiative Challenge Grant and managed by the City of Seattle.

Gentrification: Process of renovation of deteriorated urban neighborhoods by means of the influx of more affluent residents.

Displacement: The moving of something from its place or position, in this case, a community.

2

Communities of Opportunity

A joint funding opportunity from The Seattle Foundation and Public Health Seattle-King County. This cross-sector collaboration of four community coalitions—representing 42 individuals, community-based organizations, government and foundations—has been working together to remedy the growing disparities in health, housing, economic opportunity, and community connection in King County. HomeSight is the lead organization in this multi-year effort driven by these coalitions:

Multi-cultural Community Coalition (MCC)

A coalition of organizations serving immigrant and refugees working together to share programming, resources, and space to preserve cultural anchors and strengthen the community's diversity.

On Board Othello (OBO)

A coalition of SE Seattle community leaders working to create, coordinate, and implement a shared vision of equitable economic development for Othello.

Rainier Beach Action Coalition (RBAC)

A grass roots community development action coalition devoted to implementing community responsive renewal and development. RBAC stewards the implementation of the 2014 Rainier Beach Neighborhood Plan.

South Communities Organizing for Racial/Regional Equity (SouthCORE)

A coalition that envisions sustainable, multi-racial neighborhoods in the Rainier Valley and South King County where all community members are socially included, economically self-sufficient, politically engaged, and are at the forefront of shaping the future of our city, county, and region.

3

Equitable Development Initiative

An initiative that incorporated race and social equity goals and policies into every element of Seattle's Comprehensive Plan; produced Seattle's Growth and Equity Report that created an equity analysis and equity typology based on the intersection of Risk of Displacement and Access to Opportunity; and the Equitable Development Implementation Plan that created a framework to guide policy, programs, and investment. A \$16MM fund to implement projects was created through a sale of City of Seattle-owned property. Of the six targeted equitable development projects that were prioritized, three are included in this plan: the Rainier Beach Food Innovation Center, the Multi-cultural Community Center, and the Southeast Economic Opportunity Center.

4

Curbed

This plan will be critical in building upon and leveraging existing work. By uniting Othello and Rainier Beach along the Link Light Rail line, our community is working together to identify, plan, and implement complementary projects and programs that will make a meaningful impact in mitigating displacement and increasing shared prosperity in Othello/Rainier Beach.

Curbed is Community Driven

To create community stability, planning requires the expertise of those with lived experience. Communities like Othello/Rainier Beach which are most at risk of displacement are experts at what a self-determined vision of the future looks like and the strategies needed to achieve success. For this reason, community is the driving force behind *Curbed*.

We reached out to community in a myriad of ways, casting as wide a net as possible, to ensure residents, business owners, and cultural anchors had every opportunity to lead the development of *Curbed*. These efforts included:

SURVEYING

HomeSight, along with our partners Rainier Beach Action Coalition and Habitat for Humanity Seattle-King County, used Success Measures Community Revitalization Tool to take inventory of the physical conditions of our community in both vacant and occupied properties and to document the changes in residents' quality of life.

The Tool focused on residential and commercial areas throughout our vibrant community and looked at availability and access to amenities and services.

The tool consisted of two surveys:

Resident Satisfaction - gauges concerns and satisfaction with quality of life factors in a neighborhood.

Block and Parcel - gauges overall physical conditions of the residential, commercial, and public spaces by individual parcels and by block.

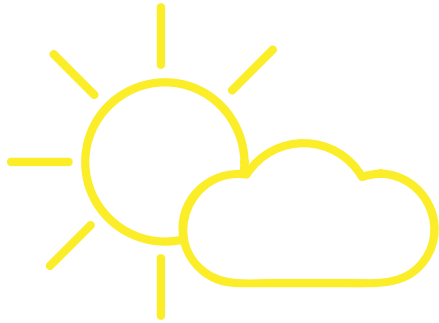
In addition to the base survey for resident satisfaction, we worked with NeighborWorks America—a national non-profit supporting community development—and Wells Fargo Regional Foundation to craft supplemental questions specific to Othello/Rainier Beach. These included questions with regard to displacement, economic development, cultural competence of services, and comfort in accessing services.

In total, the Resident Satisfaction survey consisted of 48 questions and took an average of 30 minutes to complete. As a community already in the throes of survey fatigue—Othello/Rainier Beach is often cast in the role of test subject for university students completing projects on “underserved” communities—meeting our completed survey goal was a challenge.



After hosting 80 volunteer shifts, which translated into 1,050 volunteer and staff hours, and knocking on 2,300 doors, we collected 237 completed surveys. Knocking on doors and completing the surveys on site was time intensive, taking 30-60 minutes per survey to complete. This tactic did not yield the number of complete surveys we were hoping for, considering the time it took. To bolster our response rate, HomeSight, Rainier Beach Action Coalition (RBAC), and Habitat for Humanity Seattle-King County devised a different tactic. Volunteers, to keep with random sampling, continued to knock on doors but instead of completing the survey on the spot, gave residents the option to complete the survey on their own time. Residents were then instructed to drop off their completed surveys on specific dates at our neighborhood Safeway where they could then redeem a \$10 Safeway gift card.

Drop off dates were scheduled on weekends to provide a convenient time for neighbors to turn in their surveys while grocery shopping. As an additional incentive, RBAC brought their Mobile Discovery Center—a tricked out trailer advertising community events—to play music and pass out hot cocoa. This drew a crowd during the cold, dreary days we hosted drop offs.



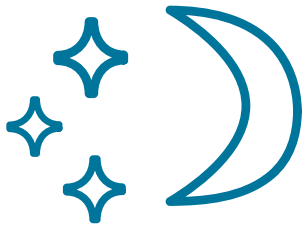
90%

of community members feel
safe during the day time

Our new tactic helped us quickly meet our goal. We collected 308 completed surveys in total which informed the vision, goals, projects, and priorities in this plan.

It is important to note, volunteers reported difficulty gaining access to multi-family buildings so respondents are more likely to be in owner-occupied single family homes. An analysis of the respondents yields the following information:

- **47%** reported owning their home compared to **44%** that rent and 8% that live with family or friends
- **26%** were Black/African-American, **27%** Asian, **15%** mixed race or other, **2%** Native Hawaiian/Pacific Islander, **1%** American Indian/Alaskan Native, and **30%** Caucasian/White
- **8%** identified as Hispanic/Latino/Latina
- **66%** were female
- **10%** were between ages 18-24 years, **27%** between 25-34, **22%** 35-44, **13%** 45-54, **13%** 55-64, **15%** 65 and older
- **67%** were families without children



39%

of community members
feel safe at night

Data collected from survey respondents is used throughout *Curbed* and summary data can be found along with the survey tools used, in the appendix.

The survey will be completed every three years in Othello/Rainier Beach to track resident satisfaction over time and serve as a tool for measuring displacement.

COMMUNITY OPEN HOUSES

To complement the survey, HomeSight, Rainier Beach Action Coalition, and Habitat for Humanity Seattle-King County designed three community open houses with booths pertaining to topics from the resident satisfaction survey. This was done to reach a broader audience—including youth and business owners who could not partake in the survey and households who were not selected to participate in the survey—and ask questions that got to the ‘why’ behind some of the responses to the resident satisfaction survey. For example, the survey revealed that while 90% of respondents felt safe in the community during the daytime, only 39% felt safe at night. During the community open houses we were able to dig deeper and identify hotspots where community members felt most unsafe, and also discovered that beyond those hotspots, perceptions of safety were negative due to poor lighting and lack of evening activities - causing residents to feel a sense of isolation at night. Armed with this knowledge we can begin tackling the issue (see MLK Business District Economic Development Activities and ABSPY in Section IV. Project and Program Identification and Prioritization).

Safety was just one of eight booths that traveled to each open house. Topic area booths included:

- Health
- Youth & Family
- Business

- Jobs
- Housing
- Safety
- Cultural Anchors & Places of Gathering
- Our Future

Booths were staffed by community members who worked in fields that pertained to each booth topic. This was done intentionally so that as we asked 3-4 open ended questions per booth, community members could in turn ask questions as they arose during the process and get real time information from a community based professional, business owner, or advocate.

For example, community members who were interested in starting or growing a small business, or who simply had caught the entrepreneurial spirit, could visit the Business booth, answer a few questions and also learn about small business lending from Business Impact NW—a nonprofit economic development organization—who staffed the booth.

So as not to overburden our community by adding more meetings to an already stacked calendar, we hosted the open houses in conjunction with large community meetings already scheduled. Those meetings included:

Southeast Economic Opportunity Center Meeting

This large meeting provided a platform for community members to learn about the Southeast Economic Opportunity Center (SEOC) and give real time input to steer programmatic aspects of the project. The open house preceded this meeting. To encourage residents to come out for a 10 a.m. start, we hosted a coffee tasting contest featuring local cafes and provided breakfast during a screening of Saturday morning cartoons for our younger neighbors. Over 140 community members attended.

Rainier Beach Town Hall

This end of year Town Hall attracted stakeholders and residents interested in learning about what is happening in Rainier Beach and provided an opportunity to share ideas for addressing the critical issues impacting the neighborhood. The open house booths joined forces with other informational booths to open the meeting by showcasing accomplishments over the past year and planning efforts going forward. Over 70 community members attended.

World Dance Party

This fun party is designed to get neighbors to interact through the celebration of culture and diversity. Several multicultural dances are taught by volunteer instructors in 20-minute mini-lessons then everyone dances. That's it.

There's no other agenda. No lectures. Just food and dancing and community. Open house booths were set up for the duration of World Dance Party. In between dances, community members perused the booths. Over 150 community members attended.

In total, over 350 community members attended the open houses. An analysis of attendees yields the following information:

- **19%** were Black/African American, **23%** Asian, **6%** Mixed Race or Other, **4%** Native Hawaiian/Pacific Islander, **1%** American Native/Alaskan Native, and **40%** white
- **7%** identified as Hispanic/Latino/Latina
- **60%** were female
- **18%** under the age of 18 years, **11%** between 19-25, **35%** 26-40, **30%** 41-65, **6%** 66-80, and **1%** over the age of 80

From the 350+ attendees, we collected over 1,300 responses. This data was then collated, analyzed, and used to inform and prioritize the projects and programs included in *Curbed*. The summary data is included in the appendix.

Of the questions included in the open houses, answers to one in particular question painted a portrait of urgency:

What will the neighborhood look like in 10 years?

Many attendees expressed bleak visions of the future unless action is taken to curb displacement now.

Seniors, children, and families will be separated because of the high cost of housing in Seattle.

All my/our ethnic food stores will be gone. My family will have a difficult time buying our food.

Only white people will live here.

BUSINESS OWNER SURVEY

In addition to residents, Othello/Rainier Beach businesses are also at risk of displacement. Many businesses in our neighborhood provide culturally specific goods and services. As their clientele are pushed further south and out of the city, these businesses will need to adapt to keep pace with rapidly rising rents or face being pushed out as well.

To capture the unique challenges and concerns of Othello/Rainier Beach business owners, the Martin Luther King Business Association designed and administered a survey. The following is a graphic representation of the findings. The survey template used can be found in the appendix.

Many business owners are perceiving change to their clientele and the neighborhood

75%

are seeing changes in clientele due to the light rail running.

• 64%

said more white families are coming in



TOP ISSUES OF CONCERN:



Economy

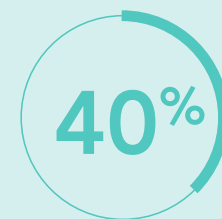


Parking



100%

said that they have seen an increase in sales between 3 and 30% in the past year



are worried that the changes will be bad for business

KEY FINDINGS

Results of the resident survey and open house efforts were used to inform this plan. One key determination is that residents and businesses in Othello/Rainier Beach viewed their neighborhood as desirable and are particularly proud of the diversity, sense of community, and others who live here. Neighbors are generally satisfied with the services available—including public services, with the notable exception of police—and appreciate the relative affordability offered in Othello/Rainier Beach. However, there were major concerns:

Displacement

In the community-wide resident survey, 77% of residents responded yes to the question, ‘If you had the choice, would you continue to live in this community?’ However, only 68% of residents responded yes to the question, ‘Do you see yourself living in this neighborhood five years from now?’ Nearly 10% of respondents, overwhelmingly renters, saw themselves as being displaced and cited financial pressures as the reason for leaving. Those who reported wanting to stay in the community and saw themselves living in Othello/Rainier Beach in the next five years, cited relative affordability as a reason for staying.

As rents continue to rise unchallenged throughout Seattle and that increase is felt in Othello/Rainier Beach, we anticipate the number of respondents reporting displacement pressures

to climb drastically from 10% the next time the survey is administered in 2020. In the responses collected from the community open houses, gentrification/displacement was consistently cited as the biggest challenge currently facing our neighborhood and would continue to be challenging five years from now. Residents predicted that Othello/Rainier Beach would look entirely different within 10 years—that the people of color and immigrant and refugee communities that make up the fabric of our neighborhood today will be replaced by wealthier, white residents in the future.

Business owners also reported this challenge having already observed a change in their customer bases. Many owners speculate that this continued demographic shift will be bad for business and 60% reported they will soon require a significant business loan for such things as façade improvements, technical assistance to bolster online presence, and systems upgrades to accommodate these new patrons and prosper in place.

Economic Opportunity

Adding to the risk of displacement, many residents cited in the community-wide resident survey the need for improved education/access to educational opportunities and increased economic opportunity—such as job training and finding a better job—as the top two challenges facing the community.

In response to the question, ‘Which, if any, of the following opportunities do you need?:’

- **17%** of respondents noted funding for college or vocational training
- **10%** noted 0-5 education (early learning)
- **9%** noted getting a high school certificate (GED)
- **15%** noted finding a job or a better job
- **14%** noted training for a job (post high school education, trade, programs, etc.)
- **15%** noted improving computer skills
- **9%** noted taking English as a second language

Through the community open houses, we learned that the majority of people who lived in Othello/Rainier Beach, worked outside of the neighborhood—only 28% of respondents reported working in Othello/Rainier Beach. In response to the question ‘Does your job provide a living wage?,’ only 56% of respondents answered yes.

This complemented our findings from the community-wide resident survey and demonstrated the need for living-wage jobs and access to education/training in Othello/Rainier Beach to qualify for those jobs and achieve financial stability.

When asked ‘What kind of jobs would you like to see in your

neighborhood?,’ responses varied, but many fell into the following categories:

Skilled

- Tech
- Health Care/Clinic
- Green

Labor

- Production/Manufacturing
- Light Industry

Administrative

- Entry Level
- Human Resources

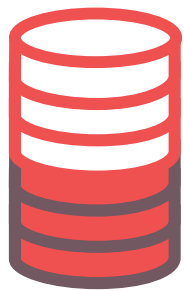
Education

- Childcare/Early Learning
- Teaching

There were also calls for and against additional retail jobs in Othello/Rainier Beach. Retail jobs can be a great way to gain experience, offer flexible hours—beyond the traditional 8 a.m. to 5 p.m.—and, thriving retail businesses around a commercial core can attract additional jobs to the community.

Retail jobs also have their downside—the hours may not be consistent, which can mean smaller paychecks and potentially no benefits—and, there are few protections for employees unless the position is unionized.

A visible sign of an economically booming Othello/Rainier Beach is the number of new multi-family developments in the neighborhood, most of which are market rate apartments built atop ground floor retail. The question on many neighbor's minds is whether or not those working on the ground floor would ever be able to afford one of the apartments located above.



only
56%
of respondents report
earning a living wage

Health

To gauge perceptions of health in Othello/Rainier Beach, we included the question, 'Would you say that in general your health is (choose one)'

- Excellent
- Very Good
- Good
- Fair
- Poor

in the community-wide resident satisfaction survey. Sixty percent of respondents said their health was 'Excellent' or 'Very Good,' while 40% responded with their health being 'Good,' 'Fair,' or 'Poor.' We repeated this question during the open houses and received a similar result, with approximately 40% reporting their health to be 'Good,' 'Fair,' or 'Poor.'

We decided to dig deeper into this question at the open houses by asking why respondents assigned themselves to their chosen health category. Those respondents who chose the designation 'Good,' 'Fair,' or 'Poor' reported lack of exercise and not eating healthy as their top challenges to being healthy.

Given that not eating healthy was a top challenge to being healthy, we followed up with a couple questions regarding access to food at the open houses.

In the follow up, 18% of participants responded ‘Sometimes True’ to the statement ‘Within the past 12 months the food we bought just didn’t last and we didn’t have money to get more,’ and nearly 30% responded ‘Sometimes True’ to the statement ‘Within the past 12 months we found it hard to buy healthy foods like fresh fruits and vegetables.’ Those who responded ‘Sometimes True’ were overwhelmingly those who reported their health to be ‘Good’ or worse. This demonstrated the need to improve access to affordable, healthy food in Othello/Rainier Beach.

Across the board—from those who reported being in ‘Excellent’ health to those who reported ‘Poor’ health—respondents expressed the need for better healthcare services, dental and mental health in particular.

Safety

While a number of initiatives are underway in Othello/Rainier Beach, safety and/or perceptions of safety, remain a concern. Respondents varied greatly in whether they feel safe walking in the neighborhood during the day (90%) and at night (39%).

Perceptions of safety varied slightly by gender (54% of males felt safe and 51% of females). The larger variations exist generationally (57% of 18-34 year olds felt safe while only 45% of respondents 65 and older felt safe) and between long-term and newer residents (64% of neighbors who lived in Othello/Rainier Beach for 2 years or less felt safe while only 32% of neighbors living in Othello/Rainier Beach 10+ years felt safe).

During the community open houses, attendees used maps and pushpins to identify “hot spots,” areas where they felt unsafe. Common areas of concern were centered around parks, near mass transit, and around the two neighborhood Safeway grocery stores. When asked why respondents felt unsafe, two concerns were cited most frequently, poor lighting and feelings of isolation.

Displacement, economic opportunity, health, and safety were the top community concerns to come out of the Resident Satisfaction Survey and community open houses. These four areas of concern played a critical role in *Curbed*’s planning process going forward—guiding the creation of our vision and priorities and identifying projects and programs to address these community concerns.





PART 3:

Visions/Goals



Key findings from the community-wide resident survey, open houses, and business owner survey were used to shape the vision and goals of *Curbed*. The vision and goals build off the planning processes that have come before *Curbed* and are intended to leverage the community-driven projects and programs currently underway in Othello/Rainier Beach.

OUR VISION

Othello/Rainier Beach remains a culturally, racially, and economically diverse community; and the neighborhood includes the community anchors, supports, goods, services, and amenities necessary for everyone to lead healthy lives and flourish—where everyone can achieve their full potential regardless of race or means.

Goals



GOAL #1: All people are **healthy** regardless of race or means



GOAL #2: All people have **quality affordable housing** regardless of race or means



GOAL #3: Everyone and all communities are **able to stay, rather than be displaced**, regardless of race or means



GOAL #4: All people **thrive economically** regardless of race or means



GOAL #5:
All people are **connected to community** regardless of race or means

Indicators



GOAL #1: All people are **healthy** regardless of race or means

Healthy Food: Close racial disparities in cost and availability of basic foods by enacting policies, programs and investments that makes culturally appropriate healthy food available to marginalized communities.

Safe Neighborhoods: Close disparities of accidents, crime and emergency response times by protecting safety of marginalized communities from crime and accidents.

Healthy Environments:

Close racial disparities in population and neighborhood health indicators like asthma and exposure to toxins through environmental mitigation investments and pollution regulation measures.



GOAL #2: All people have **quality affordable housing** regardless of race or means

Quality Affordable Housing: Close racial disparities in housing quality and insecurity by enacting policies and programs that create right-sized and right-priced housing, and that enforce fair housing laws, strong tenant protections, and decent housing quality standards.



GOAL #3: Everyone and all communities are **able to stay, rather than be displaced**, regardless of race or means

Manage Growth - prevent displacement and equitably distribute growth to protect:

- a. residents from marginalized communities from increased indirect displacement risk of large scale community change,
- b. businesses that serve marginalized communities from increased indirect displacement risk of large scale community change, and
- c. access to opportunity by making targeted improvement so that the complex structure of community is able to remain intact and marginalized communities have the ability to thrive in place.

Prevent Loss - equitably distribute burdens and benefits of rising costs in:

- a. housing, demolition, redevelopment, and conversion of affordable housing, especially in family sized units, and
- b. rents, demolition, and redevelopment of commercial space occupied by businesses that serve marginalized communities, such as:
 - i. establishments that provide critical goods, services, advocacy and support, and are the heart of a community,
 - ii. businesses and business districts that serve culturally appropriate good and services to marginalized communities,
 - iii. cultural business districts, and
 - iv. social networks - the informal relationships that together comprise “the village” and support individuals, families and communities.

Create Affordability - close racial disparities in:

- a.** rental and ownership housing cost burden, especially for families with children, and
- b.** Commercial space cost burden of businesses that serve marginalized communities.

Mitigate Increased Costs - equitably distribute burdens and benefits of:

- a.** residential property taxes, levies, and bonds, and
- b.** commercial space policies, permitting, taxes and fees, especially on businesses that serve marginalized communities.

Access to Capital - close racial disparities in access to capital for small businesses.



GOAL #4: All people **thrive economically** regardless of race or means

Quality Education: Close racial disparities in educational success and attainment at all levels from Pre-K through post-secondary.

Financial Security: Close racial disparities in employment, wages and job sectors.

Open Doors - remove barriers to high quality careers.

Good Jobs - increase living wage jobs, including middle class jobs, for people in all neighborhoods.

Effective Training - all people can enter career path living wage jobs.

Wealth: Close racial disparities in access to wealth.

Equitable Homeownership - remove barriers to wealth creation.

Strong Local Economy: Close racial disparities in business success.

Strong small business - equitable access and long-term sustainability to entrepreneurial opportunities.



GOAL #5: All people are **connected to community** regardless of race or means

Community Character: Close racial disparities in the impacts of neighborhood change by respecting local community character, cultural diversity, and values.

Cultural Anchors & Networks: Equitably distribute resources to cultural anchors that sustain community identity (such as arts institutions, etc.) and close racial disparities in the impacts of neighborhood change on ability of marginalized communities to find the cultural identity, support and reinforcement necessary for community stability.

Self-Determination: Close racial disparities in which communities have the ability to influence city policies, programs and investments by supporting the development of strong community leaders, organizations and coalitions that represent, serve and are accountable to marginalized populations.



PART 4:

Project and Program Identification and Prioritization



The planning process identified 14 community projects and programs designed to achieve the vision and goals of Othello/Rainier Beach and address concerns of displacement, economic opportunity, health, and safety. Because these projects and programs are community-led, each is designed with a clear understanding of the real concerns of residents, businesses, and cultural anchors who are most at risk of displacement.

To prioritize projects and programs, a final community meeting was hosted May 20, 2017, in conjunction with Rainier Beach Action Coalition's Roaming Town Hall event. Each attendee helped to rank the 14 projects in order of priority. Curbed's Steering Committee also prioritized the projects and programs in terms of potential for community impact and capital need. The combination of the two rankings resulted in four projects clearly leading in priority—Rainier Beach Food Innovation Center, Southeast Economic Opportunity Center, Multi-cultural Community Center, and Graham Street Equitable Transit-Oriented Development (TOD). While each of the 14 projects and programs play an important role in minimizing disparities in health, housing, economic opportunity, and community connection, and in mitigating displacement, additional details have only been provided for these four top-priority projects.

TARGET
GOALS:



Rainier Beach Food Innovation Center

In the 2012 Rainier Beach Neighborhood Plan, residents envisioned a Food Innovation Center (FIC)—a concentration of food-oriented businesses, services, and community activities—as a catalyst to spur economic and workforce development.

The Food Innovation Center aligns with resident survey respondents who named “finding a job or a better job” as a top three improvement they would like to see in their lives. Community open house participants similarly noted “affordability” and “income” when asked what they would change about their living situation.

According to support documents for the Food Innovation Center in Rainier Beach, the neighborhood has a significant immigrant population and an unemployment rate more than twice that of the city, meaning Rainier Beach needs jobs with low barriers to entry in industries that allow pathways for new citizens to both enter the workforce and become entrepreneurs. A food innovation center has the potential to satisfy these needs.⁶

Similar food-system projects are developing across the U.S. to capture the economic potential of a

growing food industry:

- According to U.S. Bureau of Labor Statistics, food preparation is one of the top industries for predicted job growth between 2014-2024.⁷
- The specialty food industry grew 21% between 2012 and 2014, into an over \$100 billion industry.⁸
- The food-industry is accessible to people with varying levels of education and has a wide-ranging pay scale. Jobs in sub-sectors like packaging, warehousing, distribution, manufacturing, and processing can have salary ranges well above living wage.⁹
- There are now over 200 kitchen incubators and over 300 food hubs in the U.S.¹⁰

The Rainier Beach Food Innovation Center will provide employment, education, and entrepreneurship opportunities that lead to livable wage jobs, career advancement, and small business incubation allowing existing residents to benefit from the economic growth in our region.

The FIC will also provide housing, making it an overarching anti-displacement strategy for our high-risk neighborhood that is suffering from **land**

speculation. One large multi-purpose facility or a cluster of small facilities, the FIC will include the following elements:

Large and medium-sized private food businesses as anchor tenants, with links to job training programs and a commitment to hire and procure resources locally.

Commercial kitchens to support local entrepreneurs and a potential food-production social enterprise. Other food innovation uses such as an expanded food hub or co-packing operation.

Classroom space for courses on food delivery, preparation, production, nutrition, English as a Second Language, and business skills.

Supportive services including technical assistance to individuals and businesses, immigrant support, resume writing, soft-skills training, small business development, and child care.

Locating the FIC near the Rainier Beach light rail station will bring much needed transit-oriented development to the neighborhood and act as a catalyst for a more robust

Land Speculation: Land speculation is a financial activity that involves the purchase of real estate with the hope that the price will increase.



of respondents worried
whether their food would
run out within the past year

business sector node—at present, the land surrounding the station is underutilized. The FIC would capitalize on proximity to mass transit to attract businesses that need relatively low-cost industrial space. Rainier Beach is also largely residential, with only pockets of commercial and retail space, meaning the neighborhood could support the workforce and customer demands of a large food-system project.

The FIC's focus on food is primarily designed to maximize market and location advantages to produce quality jobs. However, it has the additional benefit of meeting another community need, access to healthy food.

Forty-two percent of community open house participants identified access to healthy, affordable food in the neighborhood as a top challenge to being physically healthy. Thirty percent of respondents replied yes to the question 'Within the past 12 months we found it hard to buy healthy

foods like fresh fruits and vegetables.’

Food scarcity is a challenge for some residents, with seniors on fixed incomes being especially vulnerable. Eighteen percent of respondents replied yes to ‘Within the past 12 months we worried whether our food would run out before we got money to buy more.’

At present, Rainier Beach is home to two food enterprises, Rainier Beach Urban Farm & Wetlands food production and Rainier Beach Farm & Food Hub—a local food production and distribution operation home to Seattle Tilth (a nonprofit organic gardening and urban ecology organization), JuiceBox (Seattle’s leading organic cold-pressed juice cleanse delivery company and café), and Seattle Farm Co-op (an organizations that supports the urban farming community, food justice, and the sustainable food movement through educational outreach and retail outlet)—as well as, Rainier Beach Action Coalition (RBAC) who is leading the development of the Food Innovation Center. Southeast Effective Development (SEED), a nonprofit community development corporation, is the master lease holder for the Rainier Beach Farm & Food HUB and is committed to partnering with RBAC to share lessons learned and bring to fruition a Food Innovation Center in Rainier Beach. A FIC would complement current food industry initiatives in Rainier Beach and provide a platform to develop a



identified access to
healthy, affordable food in the
neighborhood as a top challenge
to being physically healthy

cohesive Food Innovation District in the future.

Once a site is secured, the first phase of the project will include development and recruitment of healthy food businesses and the build out of shared community office space.

A second phase would include the full development of the FIC’s much needed affordable housing component.

RBAC, currently in a co-design process to shape the FIC through Communities of Opportunity, will steward development of the project. As a grassroots community development action coalition, RBAC’s leadership will ensure

that the community's vision and priorities remain at the forefront of the FIC. RBAC has worked with VIA Architecture and Barrientos Ryan to further develop programming at the FIC and to create preliminary design concepts.

SEED and Forterra, Washington State's largest land conservation, stewardship and community building organization dedicated solely to the region, have partnered with RBAC to bring development and land acquisition expertise and dedication to exploring creative ways to bring the FIC to life.

WHAT WOULD A SUCCESSFUL FIC LOOK LIKE?

50

people trained per year

10

new living wage jobs created per year

500

hours of programming per year

5

farms partnering in market stands in the first year

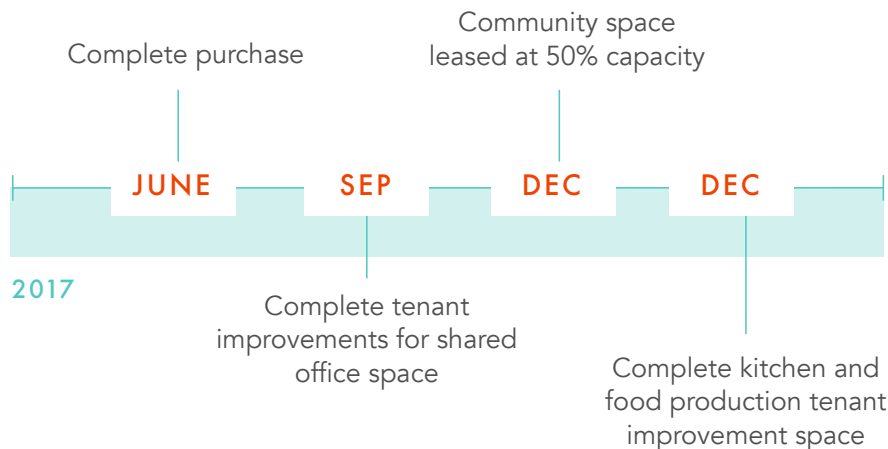
\$20,000

spent on fresh produce in the first year

300

units of workforce housing created

MILESTONES



LEAD & PARTNERS

Lead: Rainier Beach Action Coalition

Partners: Southeast Effective Development, Forterra, City of Seattle, Habitat for Humanity Seattle-King County, Race & Social Equity Task Force (RSET), South Communities Organizing for Racial and Regional Equity (SouthCORE)

TARGET
GOALS:



Southeast Economic Opportunity Center

The original concept for the Southeast Economic Opportunity Center (SEOC) was first detailed in a 2014 report by SkillUp Washington entitled, “The Case for Creating the SE Seattle Economic Opportunity Center.”¹¹ The report called for a “one-stop shop” with integrated services around employment, financial counseling, economic support, and education opportunities—a similar model to North Seattle Community College’s Opportunity Center for Employment and Education located in Seattle’s Northgate neighborhood. Throughout 2016, an intensive community engagement process was led by HomeSight and On Board Othello resulting in a substantially expanded concept.

Today, the SEOC is envisioned to be a \$168MM, three acre equitable transit-oriented development project adjacent to the Othello light rail station which will meet community-identified priorities by including post-secondary and early childhood education, a small business assistance and entrepreneurship center, employment services and connections to career jobs, a community health clinic, affordable commercial space for neighborhood businesses and cultural organization, and 360 affordable market rate rental units (60-

120% of Area Median Income (AMI)), and 67 limited equity cooperative homeownership units (<80% AMI) permanently restricted for 50 year



49%

of community members
would own if they could

The SEOC represents a unique opportunity for a community-owned development in **Rainier Valley** which will specifically address the community’s needs. Health services, strong educational

institutions, increased economic opportunities, and affordable housing were all prominent needs in both the resident survey and community open house responses.

For example, survey respondents reported having to leave the neighborhood to access dental and medical services, and in order to address education and economic opportunity disparities respondents reported a need to improve computer skills and help with finding a job or better job. When asked, ‘What

new services would help you or someone you know achieve a higher level of education or a job,' open house attendees responded:

Having college extension classes/job training in my neighborhood	31
Information on financial aid	26
Child care	22
Math/writing tutoring/computer literacy training	20
Academic advice	15
English as a second language	9
Total:	123

Curbed also found the financial needs of long-time existing homeowners and those seeking homeownership was substantial. Our community has seen a decrease in homeownership and the homeowners that remain have higher rates of **housing cost burden** than the citywide average (41% vs. 30%). Two-thirds of households owned their homes in 2000 while only 42% owned in 2010, per the 2010-2014 American Community Survey. The resident survey found nearly half of renters (49%) said they would own in the neighborhood if they could, citing their personal financial situations or housing affordability as the top two reasons

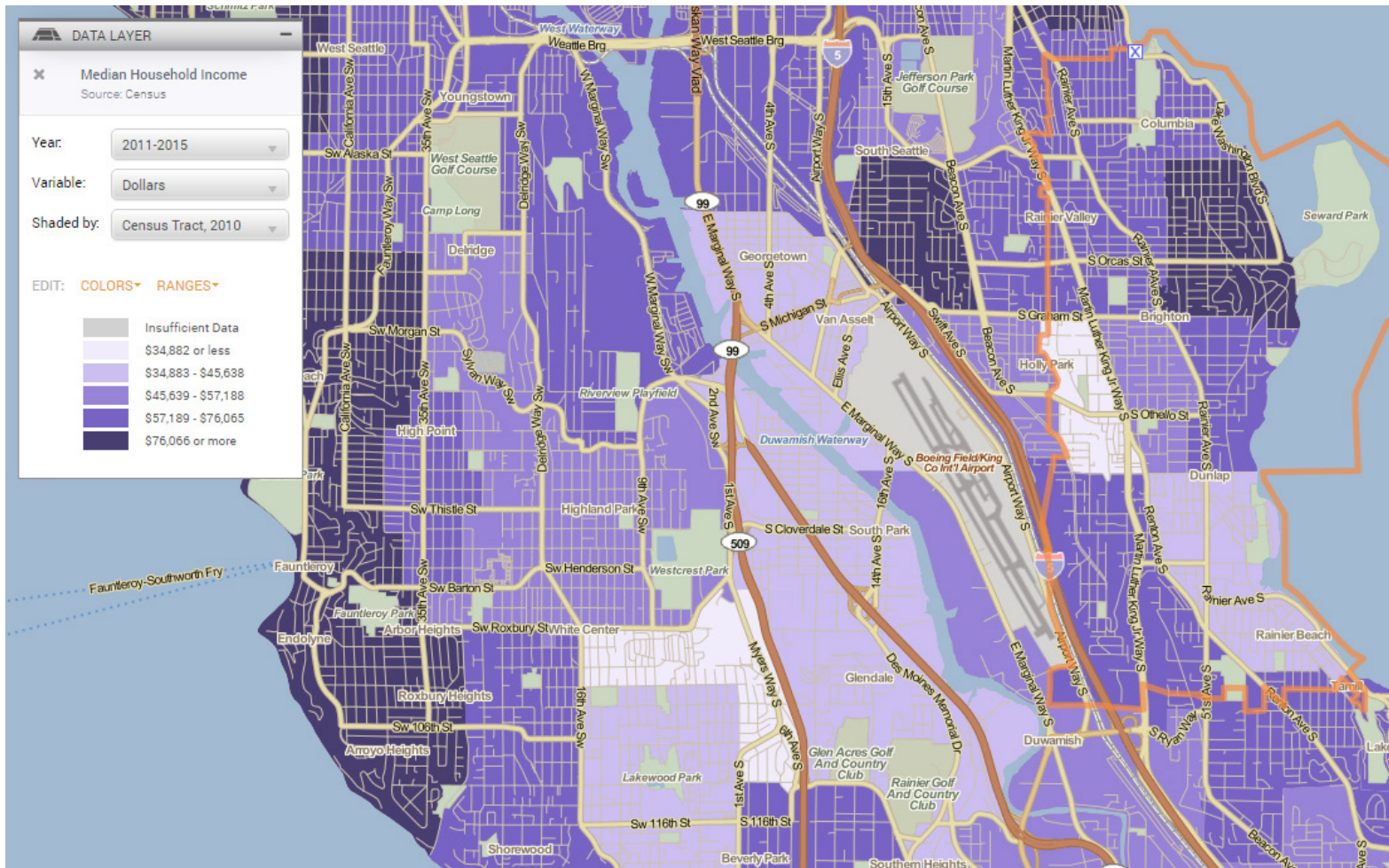
they have not bought a home yet.

To guide implementation and ensure community priorities are retained, a mission was created for the SEOC:

The Southeast Economic Opportunity Center will be a culturally competent, relevant, and welcoming place where community members in Southeast Seattle and beyond can access opportunities for higher education, good paying jobs, childcare and health services, and support to start and keep a business.

Rainier Valley: Rainier Valley is six miles north to south and 7.3 square miles in area. The boundary extends south from south downtown to the city limits, and east from Lake Washington to Interstate 5. It is among the most culturally and economically diverse neighborhoods in the Pacific Northwest. Othello and Rainier Beach are neighborhoods within Rainier Valley.

Housing Cost Burden: A household paying 30% or more of its income on housing is considered cost burdened and, as a result, may have difficulty affording necessities such as food, clothing, transportation, and medical care according to HUD.



Estimated typical (median) income of a household between 2011-2015. Othello/Rainier Beach are lighter shades of purple signifying income ranges of \$45,638 or less. Surrounding neighborhoods, just blocks away, are much darker shades of purple signifying income ranges of \$76,065 or more.

Source: PolicyMap

Goals have also been established:

- Provide homes, educational and business development opportunities, family-wage jobs, health care, social services support and referrals, and foster a variety of small enterprises all on one campus.
- Provide tools and opportunities to guarantee the long-term health and success of the entire community through economic stability.
- Celebrate and embrace the heritage of the different cultures that comprise the community.
- Prevent displacement of the historic businesses and residents of Southeast Seattle.
- Increase opportunities for affordable rental housing, homeownership and commercial spaces.

The SEOC embodies the implementation of community priorities from a decade of community activism, engagement, and planning. HomeSight is leading the development of this large catalytic project. Founded in 1990, HomeSight has built over 470 homes, provided oversight on three community facility rehab and new construction projects totaling 25,456 sq. ft.

Barrientos Ryan, a unique urban real estate development firm focused on making place, not just buildings, and Weber Thompson, a local architecture firm, have partnered

with HomeSight to complete a comprehensive feasibility and implementation plan for the Southeast Economic Opportunity Center. The plan has been submitted to Seattle Housing Authority, the current owner of the property the SEOC is proposed to be built upon, to show economic viability of the project in order to come to agreement on the purchase and sale agreement for the site. Barrientos Ryan and Weber Thompson will continue to partner with HomeSight on the SEOC throughout the development stages.

To date, the SEOC has garnered much political support at the city, county, and state levels and has raised over \$6MM in committed funding for site acquisition and pre-development costs. The first phase of work has included early pre-development activities. The next phase will include site acquisition and development of a capital campaign to collectively fundraise with partners.

WHAT WOULD A SUCCESSFUL SEOC LOOK LIKE?

8

cultural anchors prevented from being displaced

10

small businesses incubated

67

permanently affordable homeownership units

115

affordable rental units (60-120% AMI)

245

unrestricted rental units

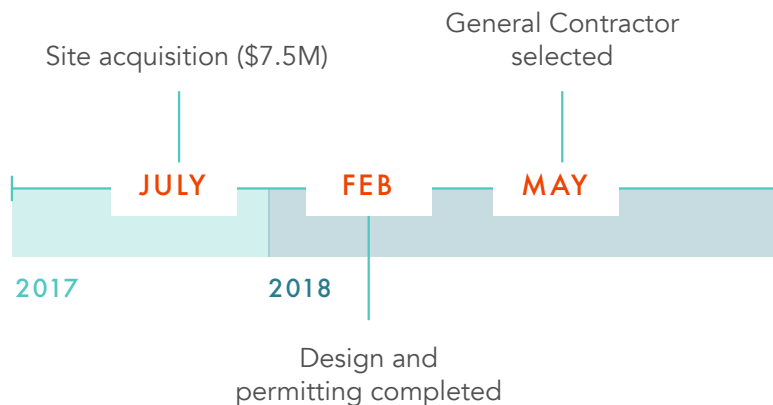
150

jobs created (**47** at Green Dot Charter School, and **103** at Odessa Brown Children's Clinic)

7

early learning classrooms created

MILESTONES



LEAD & PARTNERS

Lead: HomeSight

Partners: On Board Othello coalition, Barrientos Ryan, Weber Thompson, Multi-cultural Community Coalition, City of Seattle, Race & Social Equity Task Force (RSET), South Communities Organizing for Racial and Regional Equity (SouthCORE)



Multi-cultural Community Center

The Multi-cultural Community Coalition (MCC) is comprised of 10 immigrant, refugee, and people of color-led organizations providing vital services to historically marginalized communities including refugees, immigrants, and people of color throughout Southeast Seattle and King County. These organizations have joined together around a shared vision of creating a safe and welcoming community space, the Multi-cultural Community Center, that will serve as a vibrant cultural home and shared service delivery site for historically marginalized communities.

MCC partnership includes:

- Chinese Information and Service Center
- Eritrean Association of Greater Seattle
- Oromo Community of Seattle
- Eritrean Community in Seattle and Vicinity
- Ethiopian Community in Seattle
- Horn of Africa Services
- Somali Community Services of Seattle
- Urban Family Center
- Vietnamese Friendship Association
- Rainier Valley Corps

Together, MCC has a reach that spans over 10,000 people whose lives are disproportionately affected by homelessness, displacement, racism and discrimination, poor access to health care and other critical quality of life issues.

The Othello/Rainier Beach neighborhood takes great pride in our community's multi-cultural identity. In fact, when open house participants were asked, 'What is one thing you are most proud of in your neighborhood?' the top three answers were diversity, people, and community. When asked, 'What are the biggest challenges facing your neighborhood?' and 'What will the neighborhood look like in 10 years?' community open house attendee's biggest lament was the loss of our multi-cultural community.

The MCC has worked together over the past five years to address the displacement challenges faced by their communities through a shared service model to increase operational efficiencies.

The Multi-cultural Community Center would also act as an anti-displacement measure for MCC coalition

member organizations, many of whom face their own challenges with increasing rents and variable leases. Shared services and shared space would enhance collaboration and catalyze innovative partnerships to galvanize and mobilize immigrant, refugee, and people of color communities around issues of common concern and urgency.

The vision for the Multi-cultural Community Center represents the culmination of a four-year community process involving over 800 neighbors, plus a series of listening sessions, community meetings, and charrettes.

The following goals are the direct results:

Create a shared service model that mobilizes community networks and coalesces a growing movement of immigrants, refugees and people of color whose safety is at risk and who experience disparities in healthcare, housing, justice, education, environment and other aspects of quality of life.

Design and initiate shared programming that reflects the expressed interests of the communities we serve, while creating new synergies and opportunities for disparate

groups to build a common vision and work toward addressing common goals.

Develop a shared ownership and governance model for 10-plus organizations who seek to create a shared community center and to co-locate at the Southeast Economic Opportunity Center site in proximity to the Othello light rail station.

What is one thing you are most proud of in your neighborhood?

#1 Diversity

#2 People

#3 Community

Design a collaborative space plan for MCC organizations to provide a safe and welcoming service center and hub for resources and information for immigrants, refugees and people of color who face an increased climate of hateful rhetoric, harassment, discrimination and threats of violence.

The Multi-cultural Community Center will serve as a central component of the Southeast Economic Opportunity Center, which will also include affordable housing, health and wellness services, early learning programs and retail all within walking distance of the Othello light rail station.

Close proximity to mass transit will allow for ease of access to services as well as provide a central location to convene

cultural events.

The open house and resident survey responses helped refine the scope of this project. Eighty-one open house survey responses were given to the question, 'What would your ideal community center have or look like?' The top responses were 'gathering space' and 'meeting space.'

Open house participants also cited community centers and events as the most popular communication method to stay in touch with their cultural communities. The Multi-cultural Community Center will feature these types of spaces and programming to celebrate the many cultures in the neighborhood and help people maintain and strengthen relationships.

The Multi-cultural Community Center project creates an opportunity for something new—a safe and secure space for immigrants, refugees, and people of color who currently have no stable or long-term place to access services and vital information, or to simply gather among people who share similar cultural practices and common life circumstances. The Multi-cultural Community Center will encourage currently isolated people to become connected, engaged, and empowered.

Two co-chairs currently lead the Multi-cultural Community Coalition. To build capacity of the coalition, MCC is looking to hire a project manager to convene and coordinate efforts to accomplish three critical actions:

- 1 Developing and implementing a shared service delivery and outreach strategy among all 10 immigrant, refugee, and people of color-led MCC organizations.
- 2 Creating a space plan for how the MCC organizations can co-locate safely and effectively at the Southeast Economic Opportunity Center site.
- 3 Developing a shared ownership and governance model for MCC members who are planning to co-locate at the Multi-cultural Community Center space at the Southeast Economic Opportunity Center site.

The MCC is also launching a capital campaign to raise funds for development costs of locating at the Southeast Economic Opportunity Center.

WHAT DOES A SUCCESSFUL MULTI-CULTURAL COMMUNITY CENTER LOOK LIKE?

Shared co-working space

and coordinated services lower overhead costs of 8 cultural anchors

Space plans

reflect organizational needs

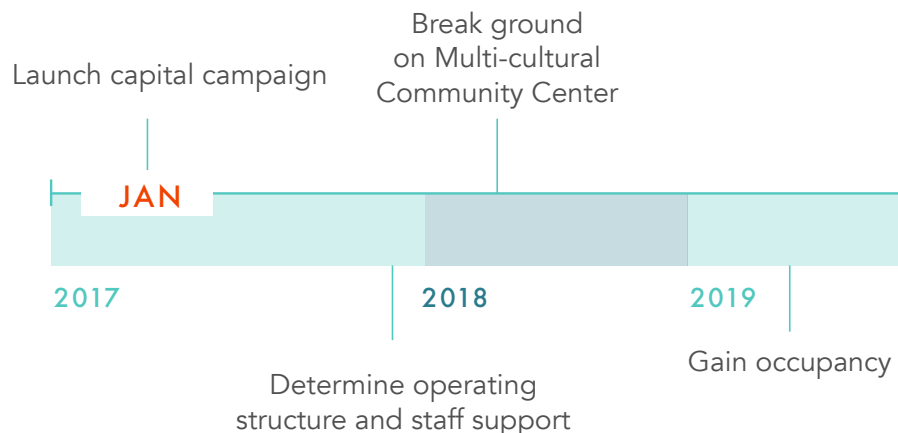
Adequate funds raised

for design and development of the MCC

8

cultural anchors prevented from being displaced

MILESTONES



LEAD & PARTNERS

Lead: Multi-cultural Community Coalition

Partners: Homesight, On Board Othello coalition, Barrientos Ryan, Weber Thompson, City of Seattle, Race & Social Equity Task Force (RSET), South Communities Organizing for Racial and Regional Equity (SouthCORE)



Graham Street Equitable Transit-Oriented Development

Sound Transit 1, a regional transportation ballot measure, included an allocation for a Graham Street Station to be located along the light rail line running through Southeast Seattle at Martin Luther King Jr Way S and S Graham St, home to a thriving multi-cultural business node. However, the station was never built and many of the businesses who were due to benefit from light rail closed during its construction.

Seven years later, in 2016, Sound Transit 3, a \$54 billion ballot measure, was passed by Seattle voters and included an allocation for the build out of Graham Street Station. With this long awaited station finally funded and given a timeline, community advocates are committed to ensuring long-term, community-led development so that our entire community can benefit from new transit options and prosper in place.

Achieving our community's vision of equitable transit-oriented development (TOD) will require sustained engagement from neighborhood volunteers committed to working together. While the resident survey found 60% of respondents

were willing to get involved in the community by working with others to make things happen, only 53% of respondents believe they can make 'a great deal' or 'fair amount' of positive difference in their community. A major planning and organizing program to prepare for a new light rail station in our neighborhood will provide people an opportunity to work together and increase the number who believe they can make a positive difference.

This long-term project has three phases; visioning, shaping the regulatory and property acquisition strategy, and implementing an equitable TOD model.

Phase I: As the first step in ensuring long-term, community-led development around the new station, community stakeholders at risk of displacement will create a shared vision for how the development will help them prosper in place.

This will begin with a 12-month organizing and planning program that engages community

members and institutions who will be most impacted by the construction and development related to the station. The community vision and plan will be completed long in advance of station construction and allow community leaders and organizations to drive development rather than respond to it. This work will be led by a local steering committee of community leaders and involve extensive outreach to at least 1,000 households, survey work, 4-6 community meetings, and technical work by consultants.

Phase II: Shaping the regulatory environment including zoning, land use restrictions, permitting, environmental health requirements, workforce agreements, and incentives for community-based development will make up Phase II. That is in addition to crafting a long-term, large-scale strategy for community acquisition, ownership, and development of land and buildings near the station. This will require:

- Facilitating meetings with community partners and developers.
- Organizing residents to advocate for the vision.
- Working with public agencies on developing land use and development regulations.

Puget Sound Sage (Sage) and South Communities Organizing for Racial/Regional Equity (SouthCORE) will be leading this work. Sage, an organization led by women of color,

is accountable to and serves the interests of low-income people, communities of color, immigrants, and refugees in the Puget Sound region. For over 10 years, Sage has advocated for policy change at the local and regional level where they believe community voice can have the most impact. SouthCORE, which is led by Sage, was developed in 2012 in recognition of the need for community organizations to come together to:

- Support strong cultural and community institutions, affordable housing, and locally owned businesses.
- Advocate for nurturing and edifying schools, living wage jobs, and a safe and healthy environment.
- Develop awareness of the impacts of institutional and structural discrimination so that new development and investments support families of color and low-income families to thrive in place.

Phase III: In the third and fourth year of the project, Sage and South CORE will begin working with community-based organizations and leaders, including cooperatives, to begin acquiring property and buildings before station construction lifts surrounding land values out of reach for community ownership.

Equitable transit-oriented development around Graham Street Station will complement the work being done at the

Othello and Rainier Beach light rail stations, creating a unified menu of services and opportunities easily accessible by mass transit.



WHAT DOES A SUCCESSFUL GRAHAM STREET EQUITABLE TRANSIT-ORIENTED DEVELOPMENT LOOK LIKE?

5

community-led transit oriented development projects located near Graham Street Station

8-10

community leaders from the station area comprise a resourced steering committee and lead and make decisions on the vision process

1,000

people are reached through multi-lingual engagement

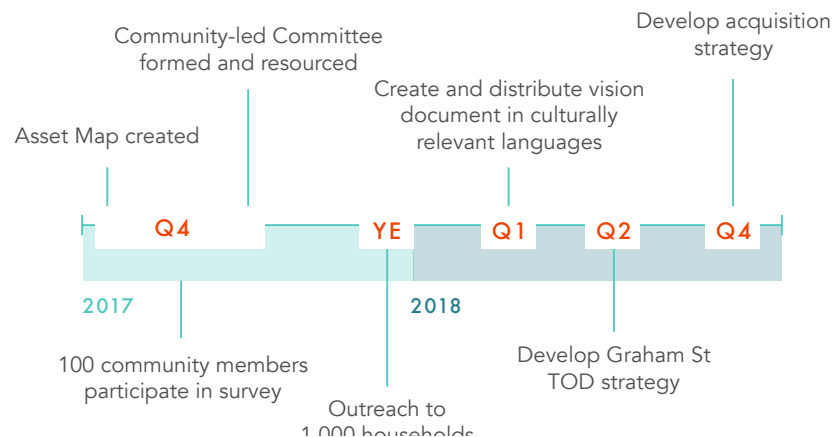
100

community members and leaders participate in research survey to inform the vision

Asset map completed

and includes maps of land ownership, cultural institutions, and business ownership around the station area

MILESTONES



LEAD & PARTNERS

Lead: Puget Sound Sage

Partners: SouthCORE

Additional Projects

A Beautiful Safe Place for Youth (ABSPY)

TARGET GOALS:



A Beautiful Safe Place for Youth is an innovative community-led, place-based violence prevention initiative that uses non-arrest approaches to reducing violence that affects youth. Based on research by George Mason University's Center for Evidence-Based Crime Prevention Policy, this initiative hopes to build on the vision developed through community efforts to engage the Rainier Beach community, Seattle Police Department, and other government and community-based partners in identifying and implementing non-arrest approach to reducing youth victimization and offending at long-term youth crime "hotspots."

The goal is to identify and holistically address the underlying, place-based causes of youth victimization and crime. Five hotspots have been identified and a community task force, composed of community members who live, work or go to school near the hotspots, have been charged with designing interventions that cater to each hot spot.

LEAD & PARTNERS

Lead: Rainier Beach Action Coalition

Partners: Seattle Neighborhood Group, Seattle Police Department, City of Seattle, Office of Planning and Community Development, King County Boys and Girls Club, Southeast Effective Development, Rainier Beach Merchants Association, Seattle Parks, City Of Seattle Office of the Auditor, George Mason University, Seattle Human Services Department

HEALTH AND PREVENTATIVE CARE CAMPAIGN

TARGET GOALS:



Four cultural-based neighborhood organizations currently host health fairs that meet a variety of health needs. This project would implement a community health and preventative care campaign to increase access to preventative care. The project provides capacity for increasing the quality of information and allows for standardization in delivery. Staff could also leverage existing expertise and funding to create efficiencies and have greater impact on health.

Focus will be placed on providing culturally-competent education in regard to the benefits of preventive care, where care is provided, and what's covered. The goal is to coordinate and develop curriculum for one large, multi-cultural health fair held four times per year, serving 300-500 people each time.

LEAD & PARTNERS

Lead: Multi-cultural Community Coalition

Partners: Chinese Information and Service Center, Somali Community Services of Seattle, Ethiopian Community Center, Eritrean Association of Seattle

SENIOR MEALS PROGRAM

TARGET GOALS:



Three neighborhood-based, culturally-specific organizations have provided reliable senior meals programs in their community: Ethiopian Community in Seattle, Eritrean Association of Seattle and the Somali Community. This project partners these groups with Rainier Valley Food Bank and Seattle Tilth to create culturally appropriate food baskets to be delivered to community, cultural, and religious centers, serving 200-300 seniors each year.

LEAD & PARTNERS

Lead: Multi-cultural Community Coalition

Partners: Ethiopian Community in Seattle, Eritrean Association of Seattle, Somali Community Services of Seattle, Rainier Valley Food Bank, Seattle Tilth

YOUTH DIALOGUES FOR PEACE AND COMMUNITY SAFETY

TARGET GOALS:



This annual project focuses on non-arrest, community led approaches to support youth development as a means of promoting peace, preventing crime and reducing violence. The program will partner with Rainier Beach High School and bring together dialogues around violence prevention (youth, domestic, street, police brutality). 250-400 students will be engaged through assemblies, small group dialogues, and digital media.

LEAD & PARTNERS

Lead: Multi-cultural Community Coalition

Partners: Urban Family, Rainier Beach High School

RAINIER BEACH HIGH SCHOOL INTERNATIONAL BACCALAUREATE WORLD CONFERENCE

TARGET GOALS:



The project will send 10 youth from Rainier Beach High School's International Baccalaureate Program to the annual World Conference. The Conference has themes such as *Well-being in a Healthy World: Personal Responsibility* and *Global Health and Global Food Systems*. The intent is to increase youths' understanding of health policy and keep the high school engaged in the Food Innovation Center. Some of these students will also be involved in A Beautiful Safe Place for Youth. Developing their advocacy and leadership skills will help these students recognize their community's support and be prepared to stay involved over their lifetimes.

LEAD & PARTNERS

Lead: Rainier Beach Action Coalition

Partners: Rainier Beach High School

PRIORITY HIRE INITIATIVE FOR RAINIER VALLEY

TARGET GOALS:



Othello/Rainier Beach has a unique opportunity to increase construction career opportunities for women and people of color living in the neighborhood through the City of Seattle's new Priority Hire Initiative. The Initiative aims to increase living wage pre-apprenticeship and apprentice opportunities in all city projects costing over \$5MM.

The Initiative prioritizes the hiring of residents that live in economically distressed areas in Seattle and King County; areas with high poverty levels, concentrated unemployment and gaps in educational attainment. According to 2009-2013 American Community Survey (ACS) data, the Othello/Rainier Beach neighborhood's 11% unemployment rate, 39% of residents living under 200% of the federal poverty line, and 59% of those over 25 with no college education were the worst out of the 15 neighborhoods that met the threshold for the Initiative's criteria.

The Rainier Beach Action Coalition is contracted with the city to conduct outreach, assess and refer eligible residents from the Rainier Valley to pre-apprenticeship, apprenticeship and union opportunities, within the construction trade. Annual funding is needed to grow the program to serve a larger population and more effectively steward the Priority Hire Initiative within our community.

LEAD & PARTNERS

Lead: Rainier Beach Action Coalition

Partners: Got Green, King County, Seattle Community Colleges, Legacy of Leadership, Equality and Organizing (LELO), Casa Latina

ONLINE DIGITAL MEDIA CLEARINGHOUSE

TARGET GOALS:



A need was identified for an online digital media clearinghouse that places all the work of the Communities of Opportunity coalition in a common, accessible place for residents, organizations, funders and community coalitions. This will include things such as work updates, reports, and progress data for a “Results Scorecard” that will track the progress of this neighborhood plan.

The internet and especially social media were identified by open house survey respondents as the most popular communication method for respondents to stay in touch with activities in their cultural communities. The clearinghouse will help meet this need.

LEAD & PARTNERS

Lead: Rainier Beach
Action Coalition

Partners: Public Health Seattle-King
County, HomeSight

MLK BUSINESS DISTRICT ECONOMIC DEVELOPMENT ACTIVITIES

TARGET GOALS:



The need for a comprehensive strategy was identified by the On Board Othello (OBO) coalition to address the business district issues that surfaced through the *Curbed* planning process. A number of smaller projects are nested within the overarching business district strategy which aims to meet the needs of businesses, residents, and visitors.

Farm Stand: In partnership with the Rainier Valley Food Bank (RVFB), OBO will build a farm stand, incorporating community design priorities, to create a gathering space in a lot that has been vacant for over 10 years. Urban farmers and local home businesses will then have a central location to sell their products. RVFB will also work with educators to develop nutrition and environmental education for youth and adults.

Information Kiosk: On Board Othello will develop an electronic kiosk to act as an information hub for the Othello community. Event information and idea sharing will be available in multiple languages. A community volunteer work group will lead content development. OBO will contract a software programmer to build software.

Outdoor Cinema Series: In partnership with the Othello Park Alliance, On Board Othello will host a film series to build community and draw residents to the Othello business district in support of the small independently-owned restaurants. By gathering neighbors together for an evening activity in Othello Park, this initiative hopes to tackle some of the negative perceptions of safety. OBO will be responsible for building a volunteer steering committee, coordinating the event logistics, marketing, tracking attendance, and recruiting businesses to sponsor the event.

LEAD & PARTNERS

Lead: On Board Othello

Partners: Rainier Valley Food Bank, HomeSight, Habitat for Humanity Seattle-King County

LEAD & PARTNERS

Lead: On Board Othello

Partners: Office of Economic Development, HomeSight

LEAD & PARTNERS

Lead: On Board Othello

Partners: Othello Park Alliance, HomeSight

Small Business Technical Assistance: HomeSight, in partnership with On Board Othello and the Martin Luther King Business Association, will develop a business technical assistance (TA) program and create a menu of TA options. The business owner survey found 75% of respondents have long-term leases and 60% need, or think that they will soon need, a loan between \$10,000 - 50,000 with a lower interest rate over a longer payback period. Lease education and financing referrals will be top priorities. Business owners' other TA needs were support with social media, façade improvements, budget development, and menu design. Initial goals are to identify and reach out to 20 small businesses in the MLK Business District and provide assistance to at least 10 businesses.

Crime Prevention Through Environmental Design: Taking a nod from A Beautiful Safe Place for Youth (ABSPY) in Rainier Beach, On Board Othello is taking action to address safety around the Othello light rail station. Phase I, identify hotspots, has been completed through the *Curbed* planning process. Phase II will include partnering with Seattle Neighborhood Group to train neighbors and community partners on crime prevention through environmental design, a method of identifying environmental causes of violent crime specific to a neighborhood, and identify potential non-arrest solutions. Community members will dive back into the data with experts to identify key details that are not in public data but can impact solution effectiveness and check for any changes in violent experiences that would change our goals and objectives. They will then develop and implement strategies and solutions to improve public safety.

LEAD & PARTNERS

Lead: On Board Othello

Partners: Martin Luther King Business Association, US Bank, Rainier Valley Community Development Fund, SouthCORE, Business Impact NW, HomeSight

LEAD & PARTNERS

Lead: On Board Othello

Partners: Seattle Neighborhood Group, Public Health Seattle-King County, Seattle Police Department, Somali Family Safety Task Force, Seattle Parks Department, Seattle Housing Authority, HomeSight

SOUND TRANSIT 3 IMPLEMENTATION PROJECT

TARGET GOALS:



The successful 2016 regional transit ballot measure included a provision requiring Sound Transit to make some of their surplus property available at a discounted rate for community priorities including affordable housing. Many of the priorities identified in this plan require developing projects on scarce land near the transit stations. Sound Transit's surplus property, a number of developable properties that are currently vacant, is a rare public asset to achieve the community's goals. More properties may also be acquired for the development of the new Graham Street Station.

South Communities Organizing for Racial/Regional Equity (SouthCORE) and its community constituents have identified priorities such as the Graham Street equitable transit oriented development strategy, accessible healthy food, economic development through healthy food businesses, and affordable community-controlled housing.

SouthCORE will resource and convene a subcommittee to help plan and advocate for Rainier Valley priorities in Sound Transit's surplus property policy. They will also build capacity among key SouthCORE partners to secure commitments from Sound Transit to partner with community-based developers in the disposition of those properties.

LEAD & PARTNERS

Lead: Puget Sound Sage

Partners: SouthCORE, Transit 4 All, OneAmerica, Transportation Choices Coalition

OPTIMIZING BENEFITS OF MANDATORY HOUSING AFFORDABILITY IN RAINIER VALLEY

TARGET GOALS:



The City of Seattle's new Mandatory Housing Affordability (MHA) ordinance could create hundreds of affordable housing units located in the Rainier Valley over the next 10 years. However, MHA can only be implemented through rezoning specific neighborhoods for additional building capacity, including Othello/Rainier Beach. These will likely all occur by mid-2018.

The rezone of Rainier Valley's urban villages will be an opportunity for both community-driven housing outcomes and economic and culturally relevant business inclusion. SouthCORE will resource and convene community leaders to closely monitor and engage in the rezone process through workshops and trainings. Community advocacy and civic engagement actions will shape and build support for community proposals for MHA implementation.

LEAD & PARTNERS

Lead: Puget Sound Sage

Partners: Tenants Union, Somali Health Board, Urban Impact, Horn of Africa, Eritrean Community of Seattle, Rainier Beach Action Coalition, SouthCORE



PART 5:

Implementation and Stewardship Plan

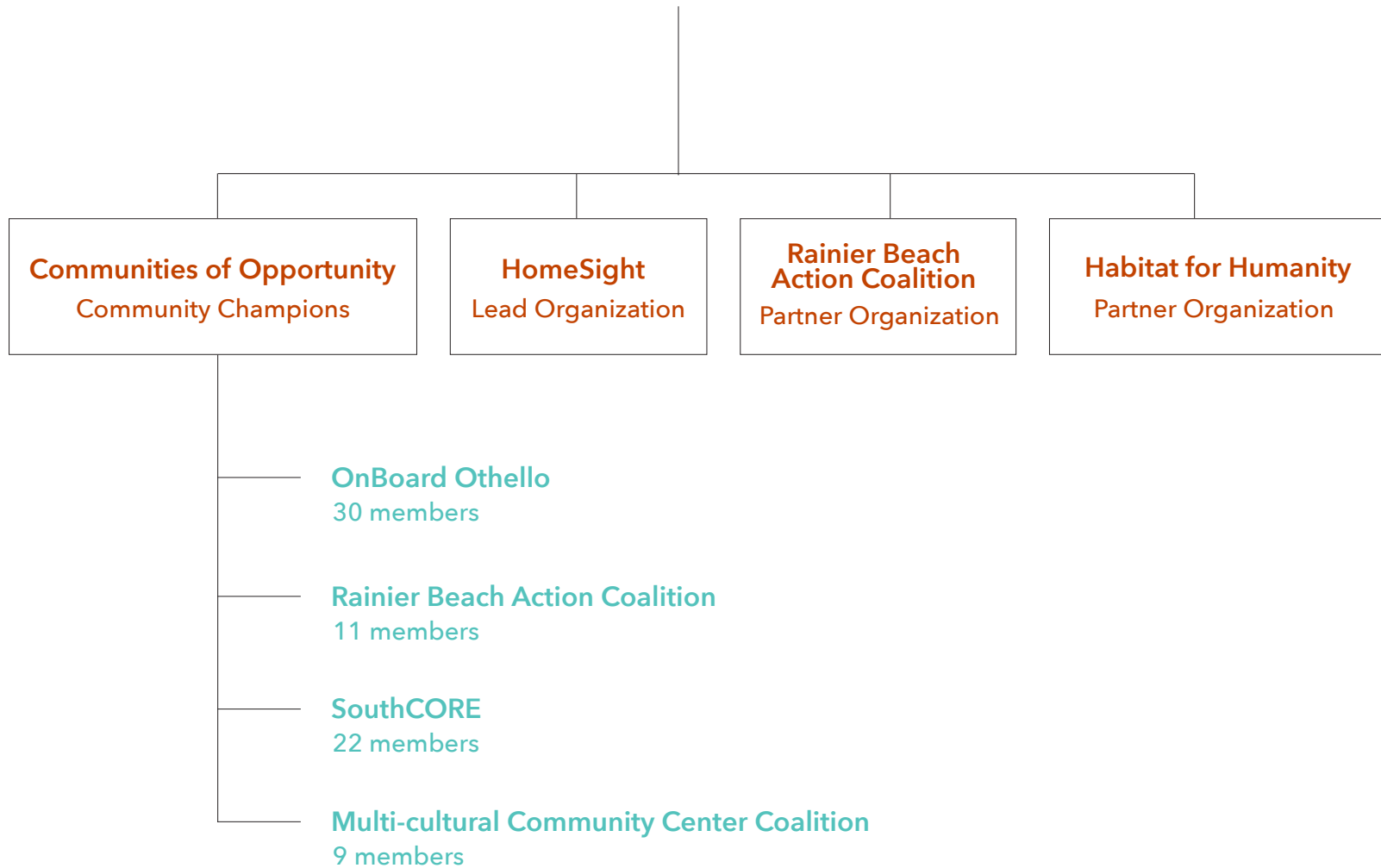


Curbed's focus on a clear set of actionable anti-displacement projects and neighborhood programs, combined with existing committed financial leverage, position the plan well for implementation. High levels of community leadership and ownership in each project and program ensure our community's vision and priorities for Othello/Rainier Beach remain intact and that our existing and historical communities equitably benefit from growth and development.

To shepherd the bottom up approach of *Curbed*, HomeSight, Rainier Beach Action Coalition and Habitat for Humanity Seattle-King County will steward implementation of the plan. We have also put together a Steering Committee and Advisory Committee to aid in the process.

Curbed's Steering Committee is comprised of community-based coalitions and organizations charged with the responsibility of ensuring the plan centers on the vision and priorities of the community and is worthy of being championed.

CURBED STEERING COMMITTEE



Number of members include businesses, community based organizations, cultural anchors, and individuals

Curbed's Advisory Committee is comprised of government and philanthropic leaders charged with championing the plan through building partnerships, securing resources, and increasing visibility to move toward implementation.

Advisory Committee members include:

Betsy Jones

Health and Human Potential Policy Advisor *Office
of King County Executive Dow Constantine*

Andrea Akita

Communities of Opportunity Initiative Director
Public Health Seattle & King County

Bruce Harrell

Council President and District 2 Representative
City of Seattle

Rebecca Saldana

Washington State Senator
37th Legislative District

Sally Clark

Director of Regional and Community Relations
University of Washington

Debra Entenmann

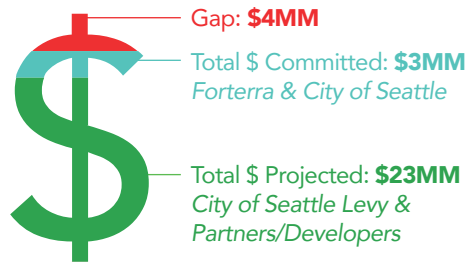
District Director
Office of Congressman Adam Smith, 9th Congressional District

HomeSight, Rainier Beach Action Coalition, and Habitat for Humanity Seattle-King County will staff the Steering Committee, act as the liaison between the Steering and Advisory Committees, and support the collective effort to bring these projects to fruition.

At present, financial commitments for projects and programs in *Curbed* total more than \$16MM and project/program leads anticipate leveraging an additional \$152MM through fundraising, individual donations, capital campaigns, and grants. Yet **a funding gap in excess of \$30MM remains.**

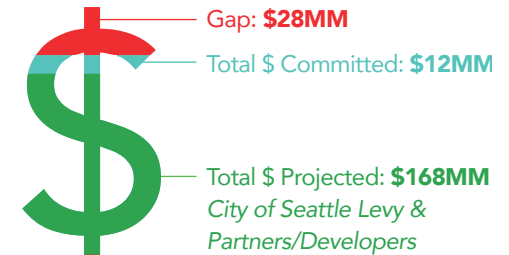
FIC

Total cost
of project:
\$30MM



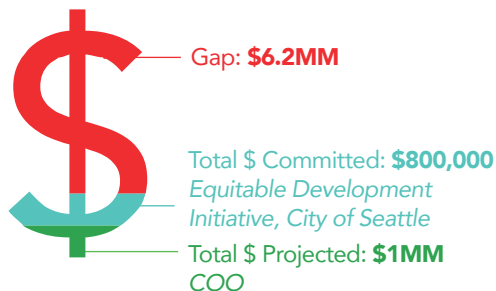
SEOC

Total cost
of project:
\$160MM



MCC

Total cost
of project:
\$8MM



Graham Street

Total cost
of project:
\$261,250

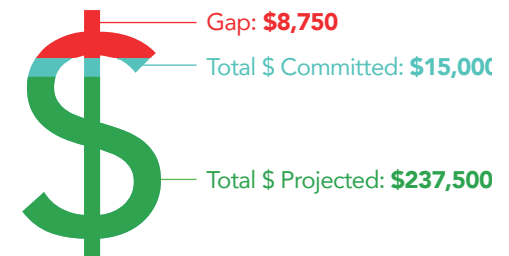




Plate of Nations

- greater visibility
- prominent display
- Broader media invitations
- Expand geography
- Increase advertising budget
- Keep core recognized group of restaurants but expand
- *examples*

PART 6:

Ongoing Engagement and Accountability with Community



Curbed is an iterative plan. To meet the evolving needs of Othello/Rainier Beach, the plan will be revised and updated, as appropriate, to adapt to the broader trends impacting our neighborhood. Progress on projects and programs will be monitored and routinely reported to ensure accountability to community.

The Results Scorecard will be designed so community partners can use it in other funding applications and advocacy efforts. By request, we will provide presentations of our Results Scorecard report to our institutional partners (Seattle City Council, King County Council, etc.). Elected officials and other decision makers will be encouraged to join us at the events listed below to stay informed on our progress and to build stronger relationships with community.

This report will be published online and printed for distribution to community and institutional partners' use. This will also serve as the primary vehicle for the Steering Committee to report back to community and encourage continued engagement.

The open house surveys identified community centers and events as preferred places to provide updates.

Below are a few examples of the highly visible opportunities

community partners are committed to collecting feedback and engaging community at in order to keep the plan relevant:

- Rainier Beach Action Coalition's Roaming Town Halls
- On Board Othello's bi-monthly meetings and annual large community meeting
- Othello Outdoor Cinema Series
- Othello Information Kiosk
- Rainier Beach Mobile Discovery Center's trailer that frequents events and advertises community happenings
- Neighborhood festivals like Rainier Beach Arts and Music Festival and Othello Park International Music and Arts Festival

Standing community meetings hosted by the Steering Committee will provide another platform for community feedback on the plan's implementation.

Having a strong online presence, including social media, was also identified at the community open houses as a preferred way to keep in touch. The Results Scorecard will have a dedicated online presence, as will the *Curbed* plan, so it will be easily accessible for residents, organizations, funders and community coalitions.

The online digital media clearinghouse, once complete, will be home to *Curbed* and all associated reporting. Frequent updates will be distributed through Steering Committee member newsletter lists, reaching over 7,000 people. A social media strategy will also be deployed.



Conclusion

Seattle is a thriving city attracting people and businesses from across the country and around the globe. By 2035, the City of Seattle expects 120,000 new residents and 115,000 new jobs. However, not all communities are benefiting from our region's economic boom.

In Othello/Rainier Beach, one of Seattle's most racially and economically diverse neighborhoods, a history of disinvestment created through racially discriminatory policies such as redlining and racially restrictive covenants has put the area at a crossroads. The growth and development charging towards Othello/Rainier Beach has the potential to displace residents, businesses, and cultural anchors. But, there's still time. With the right mixture of public and private investment, we have the opportunity to impact the well-being and prosperity of our community in a positive manner.

Growth done with an eye toward the community's needs and wants has the ability to build shared prosperity for all peoples in a neighborhood. That's the goal for every project and program featured in *Curbed*.

Our four key projects: the Rainier Beach Food Innovation Center, Southeast Economic Opportunity Center, Multi-cultural Community Center, and Graham Street Equitable Transit-Oriented Development are all community-driven initiatives that play to our community's strengths of innovation, problem-solving, the ability to create exponential returns on assets, and, arguably most importantly, the passion and will to support each and every member of our community.

Neighborhoods like Othello/Rainier Beach for too long have not benefitted from the growth seen in cities like Seattle. *Curbed* aims to take the information learned from the over 300 resident satisfaction surveys and more than 1,300 responses from community open houses and ensure that any investments gained is accountable to the community will expressed in these responses.

Curbed is our collective last stand to bring long-term, place-based, equitable investment to Othello/Rainier Beach. We see each project as another way in which to prevent displacement, preserve the unique fabric of our region, and showcase the strengths and opportunities that deserve direct investment—before it's too late.

Appendix 1: Background Analysis



An exhaustive research period preceded the development of this plan. Much of our research findings are woven into *Curbed's* narrative of goals and projects. More background research and findings can be found in this appendix.

NEIGHBORWORKS RESIDENT SURVEY FINDINGS

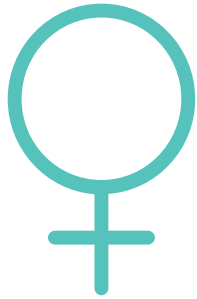
Neighborhood perceptions were surveyed through a broad-based, systematic process using Success Measures with the NeighborWorks Resident Satisfaction Survey. It captured valuable baseline opinion data and also provided the opportunity to inform residents about the planning process.

The 308 survey respondents represented the diversity of ethnic communities living in the neighborhood; 41% reported speaking another language besides English at home representing 41 different languages. Racial diversity, however, was under-represented; only 70% non-white as compared to 82% from recent American Community Survey (ACS) data.

Respondents were not representative of some other important broader community demographics; gender (67% were female) and family type (67% without children).

Also survey respondents' housing types were not reflective of the neighborhood's housing stock - volunteers reported difficulty surveying people in multi-family apartment buildings so respondents were more likely to be in single family homes. Single-family homes are more likely to be owner-occupied than multi-family homes. Given the racial disparities in homeownership it is not surprising the survey sample was skewed toward more white respondents than the Census data would dictate.

Gender



66%
female

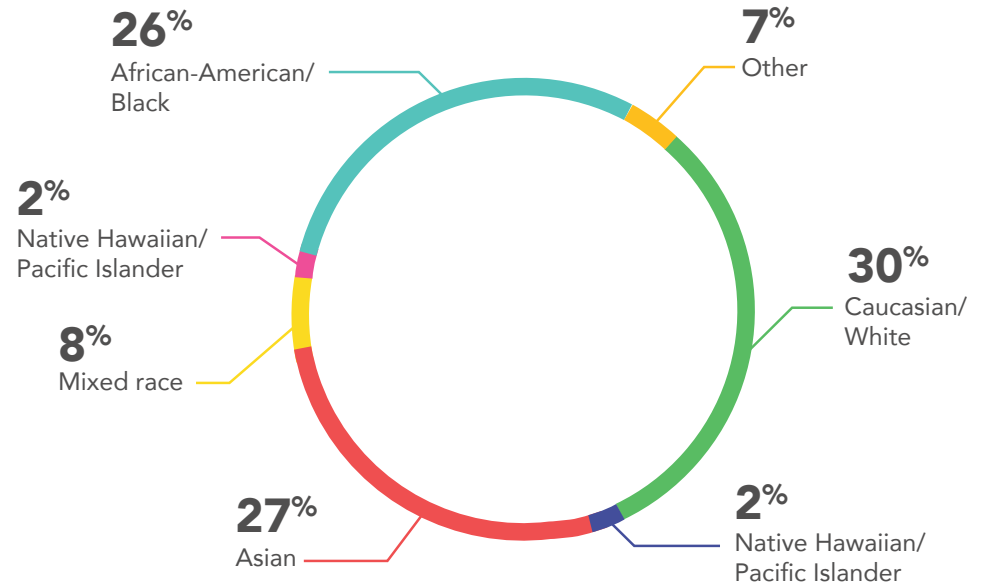


33%
male

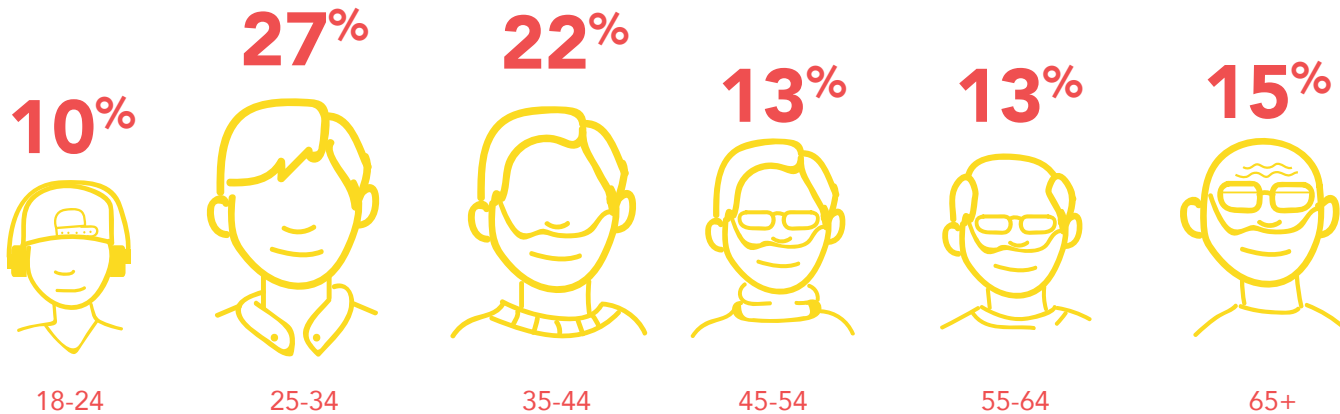


1%
other

Race/Ethnicity

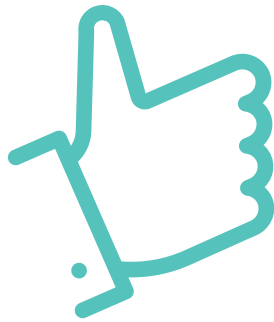


Age range



The results provided some key findings informing this plan:

The majority of respondents had been living in the neighborhood for less than five years (52%). Twenty-seven percent of respondents stated they moved to the neighborhood for its relatively affordable housing. Another



90%

of community members feel satisfied living in the area

21% said living near friends and family was the primary reason.

A strong majority are satisfied with the neighborhood (90%) and would recommend it to others as a good place to live (84%). However, 32% of respondents do not believe they will be living in the neighborhood in 5 years.

Rising housing costs was the most frequently cited reason for moving. Seventy-seven percent reported they would continue to live in the community if they had the choice, citing community amenities and relationships as the top reasons.

Nearly half of renters (49%) said they would own in the neighborhood if they could. Personal financial situations or housing affordability were cited 45% of the time as the reason they have not bought yet.

The 47% of respondents who owned their homes were most concerned with home repairs and taxes. Respondents were most interested in homeowner assistance services such as weatherization, utility bill reductions, and senior property tax assistance.

Of the 84 respondents with school age children, 93% reported being somewhat or very satisfied with their child's school.

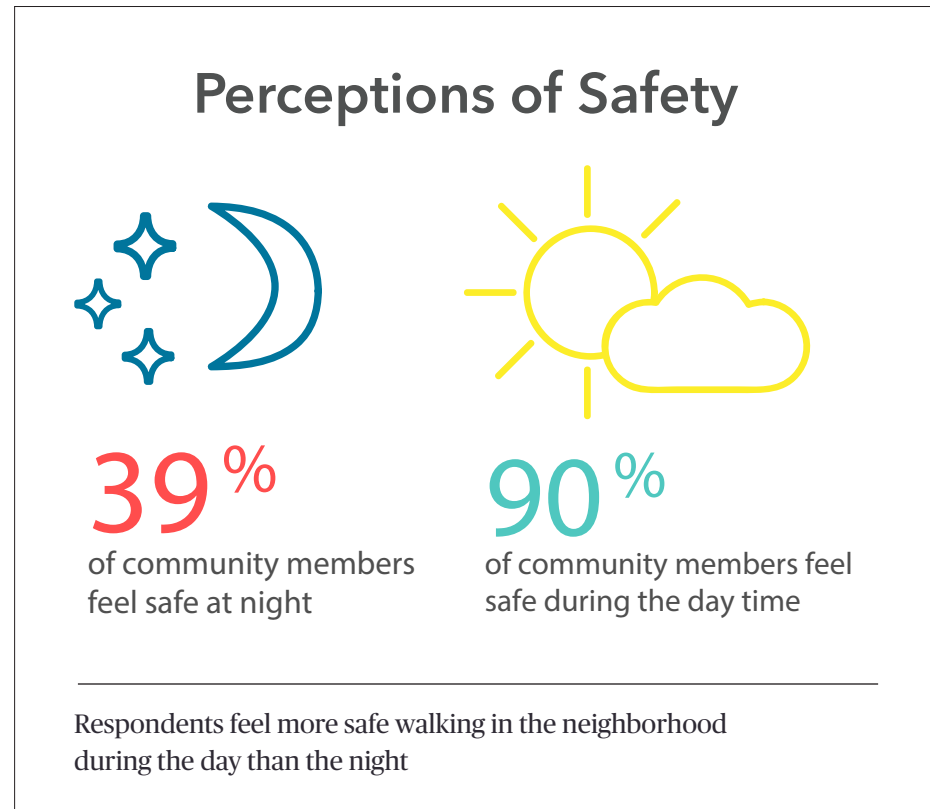
Patterns of responses of neighborhood satisfaction did not differ by gender or housing tenure. Respondents with children were more likely to indicate ‘very satisfied’ than those without children (47% vs 38%) .

A strong majority view recent neighborhood changes as improvements (65%) and predict the neighborhood will improve in the next three years (85%).

However, among those with negative perceptions of neighborhood change, more respondents viewed ‘some’ neighborhood decline in the past (28%) than predict it for the future (12%).

Homeowners perceptions of past change were more positive than renters, 69% of homeowners reporting improvement versus 58% for renters. Interestingly, a variation was not found between these groups’ perceptions of future change.

Those who have lived in the neighborhood more than 10 years were more likely than later arrivals to report the neighborhood has ‘improved a lot’ but were also more likely to report it has



‘declined a lot.’ This same split was also found when looking at older respondents versus younger.

- Respondents’ outlooks on the future is also tied closely with age and length of time living in the neighborhood. Young adults and recent arrivals have a more positive outlook—85% and 86% predicting improvements respectively. Nineteen percent of those age 55-64 years predicted ‘some decline’ which is more than double any other age category.

Respondents varied greatly whether they feel safe walking in the neighborhood during the day (90%) or night (39%).

Feeling ‘very safe’ during the day did vary some by gender (54% for males and 51% for females). The larger variations exist between those that are younger versus older (57% for 18-34 year olds and 45% for 65+) and those that have lived in the neighborhood less than two years (64%) versus 10-19 years (32%).

- Residents responses to how often they are involved in community activities such as block parties, political activities, and volunteer activities were used to develop a Resident Involvement Index using a scale of 1-8 with 8 being the highest level of involvement. Twenty-six percent of respondents’ scores fell within a range of 5-8.
- Those with scores between 5-8 were more likely to be homeowners than renters (30% vs 21%), male than female (28% vs. 23%), and have children (32% vs. 23%).
- Sixty percent of respondents are willing to get involved in the community by working with others to make things happen. This level of willingness didn’t vary much by gender or household type but people with children were more likely to report ‘very willing’ than those without (38% vs. 21%).
- Respondents were split between those who believe they can make a ‘a great deal’ or ‘fair amount’ of positive difference in their community (53%) versus those with who believe they can only make ‘some’ or ‘little to none’

(47%).

- Sixty-seven percent of those who have lived in the neighborhood 10-19 years reported ‘a great deal’ or ‘fair amount’ of ability to make a positive difference, the highest of any of the categories of length of living in the community. Sixty-one percent of those age 55-64 years also indicated this higher degree of ability to influence positive change, higher than any other age category.

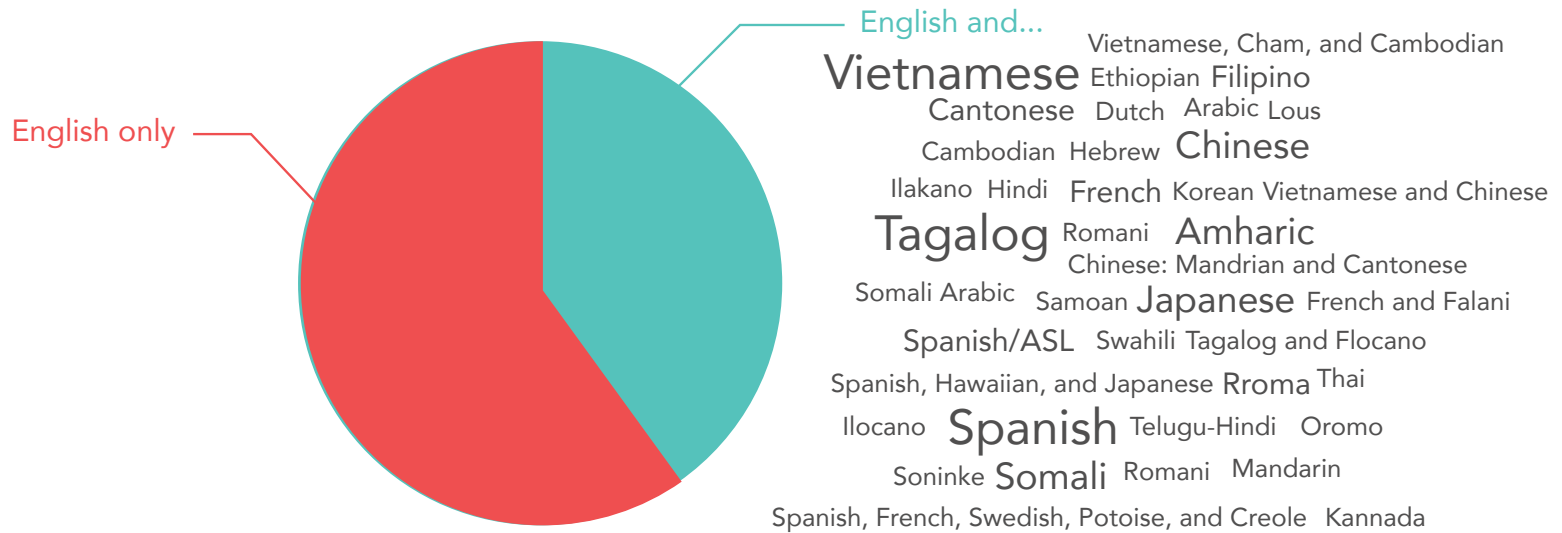
Renters were more optimistic than homeowners, with 25% indicating they could make a ‘great deal’ of difference versus only 12% of homeowners reporting the same.

Those without children had lower perceptions of their ability to influence ‘some’ positive change than those with children (39% vs. 26%).

- Residents responses to whether they believe someone in their neighborhood would help them with such things as lending a tool, childcare, or giving them a ride were used to develop a Neighborliness Index using a scale of 1-4 with 4 being the highest level of neighborliness.
- Forty-seven percent of respondents reported a score of 1.

Similar to the results for perception of influencing positive differences, those who lived in the neighborhood 10-19 years

Languages Spoken



and were 55-64 years of age perceived the highest degree of neighborliness.

- Respondents needs for education and economic opportunity were fairly even distributed across the range of choices from funding for college, improving computer skills, and finding a job or better job as the top three selected.
- With the exception of transportation and friendliness of neighbors, all services listed in the survey were reported

to be fair, poor, or very poor, by 50% of respondents or more.

- Physical conditions of homes, physical conditions of sidewalks and public spaces, safety, and affordable housing were the most poorly ranked services.
- Public services like fire, ambulance, trash pickup, and police are perceived to good or very good by strong majorities of respondents. However, the police were the only service to be regarded as poor by 10% or more



- of respondents. When asked if you are comfortable using a service, 11% said they were not comfortable using the police service.
- Privately provided services like banks and food shopping were reported by the vast majority of respondents to be convenient to get to and in the community. Services such as medical, dental, pharmacies, and childcare were perceived to be less convenient and in the community.
 - When followed up with a question about satisfaction of private services, dental and childcare services received the lowest satisfaction levels.

COMMUNITY OPEN HOUSE FINDINGS

Three community open houses were held to collect information not captured in the Resident Satisfaction Survey. Key findings are listed under each topic below.

Housing (N=46)

Of renters, only half responded that they see themselves living here in the next 5-10 years. Of owners, 85% answered that they see themselves living here in the next 5-10 years.

Of those who saw themselves continuing to live in Othello/Rainier Beach, 68% percent of responses related to the people in the neighborhood (ex. diversity, family, friends, community).

Those who did not see themselves continuing to live in the neighborhood cited 'priced out' as the number one reason.

When asked what they would change about their living situation, the top two answers were 'affordability' and 'income.'

Cultural Anchors and Gathering (N=35)

Parks are far and away the number one location respondents spend time outdoors. Parks are also where respondents host celebrations with friends when not at home. Cultural community centers are also a top choice.

The internet and especially social media were identified as the most popular communication method for respondents to stay in touch with activities in their cultural communities. Community centers and events were also frequently identified.

Eighty-one answers were provided when respondents were asked what 'What would your ideal community center have or look like?' The top responses were 'gathering space' and 'meeting space.'

Our Future (N=40)

Housing costs and gentrification/displacement accounted for over 1/3rd of the 72 responses to the question ‘What are the biggest challenges facing your neighborhood today and five years from now?’

Economic opportunity in terms of jobs and education was also a top challenge.

Mixed responses were given to the question ‘What will the neighborhood look like in 10 years?’ Those with optimistic outlooks emphasized safety and beautification of the built environment. Those who were less optimistic were concerned about people of color and immigrants being displaced by higher costs and wealthier white people.

Youth and Family (N=44)

Seventy-eight unique responses were given to the question ‘What is one thing you are most proud of in your neighborhood?’ Diversity (15), people (11), and community (10) were the top answers.

Requests for new services to help people achieve a higher level of education or job fell into five categories and garnered over 120 responses.

What new services would help you or someone you know achieve a higher level of education or job?

Having college extension classes/job training in my neighborhood	31
Information on financial aid	26
Child care	22
Math/Writing Tutoring/Computer literacy training	20
Academic advice	15
English as a Second Language	9
Total	123

Skills in computers, business/entrepreneurship, English, and financial management were the most in demand by respondents.

Respondents want to see more neighborhood activities that bring people together to work on community projects (community gardens and neighborhood clean-ups) or celebrate their cultures and diversity (block parties, multi-cultural dance parties and festivals). Sports and fitness activities were also prioritized by respondents.

Safety

People identified one specific place where they didn't feel safe (88) and where they did feel safe in the neighborhood (55). Othello Park (8), the block south of Kenyon on Rainier Ave S (8), Safeway on S Othello (7), and the block between S Kenyon and S Chicago on Rainier Ave S (4) were the top unsafe areas. New Holly Neighborhood Campus (4) and "everywhere" (4) were the top responses for safe areas.

Business Patrons (N=31)

Groceries were named the most frequently by respondents when asked what they buy in the neighborhood (17), followed by food and restaurants. However, a few respondents also named grocery store as a business they wanted in the neighborhood.

Essential items (clothing and shoes) and non-essential items (electronics and gifts) were listed when asked what people buy outside the neighborhood.

Medical services (doctor and dentist) and household services (dog walking and childcare) were categories named when asked what services are available in the neighborhood. Specific public services like transit and the library were also frequently named.

Medical services were the most frequently named service people go outside the neighborhood for, with dentistry being the top sub-category.



Health (N=38)

Fifty-eight percent of respondents reported 'very good' or 'excellent' health.

Those that reported 'good' or 'poor' health identified access to exercise facilities and healthy affordable food as the top challenges in the neighborhood to being physically healthy. Eleven respondents replied yes to the question 'Within the past 12 months we found it hard to buy healthy foods like fresh fruits and vegetables.'

Access to mental health and dental services were also identified as an obstacle to health in the neighborhood. It's unclear whether access is limited by lack of insurance or availability of the service. A number of these services do exist in the neighborhood.

Food scarcity is a challenge for some respondents. 7 responded replied yes to 'Within the past 12 months we worried whether our food would run out before we got money to buy more.'

MLK BUSINESS ASSOCIATION SURVEY OF BUSINESS OWNERS (N=22)

Many business owners are perceiving change to their clientele and the neighborhood:

- 75% are seeing changes in clientele due to the light rail.
- 64% said more white families are coming in.
- 40% are worried that the changes will be bad for business.
- 100% said that they have seen an increase in sales between 3 and 30% in the past year.

Top issues of concern are the economy (24%) and parking (75%).

Seventy-five percent of respondents have long-term leases and 60% need or think that they will soon need a loan between \$10,000 and \$50,000 with a higher interest rate over a longer period of time.

Technical assistance needs were prioritized as: social media, façade improvements, budget development, and menu design.

POLICYMAPS DEMOGRAPHIC DATA

The neighborhood planning area includes portions of seven block groups which makes using Census data challenging to understand changes over time. To better understand the estimated shifts in demographic characteristics in the neighborhood plan area since 2000, the planning team chose to use the area of analysis developed by the Reinvestment Fund that captures the full block groups. Below are some key findings:

The area has experienced a 43% growth in population since 2000 compared to 13% citywide. An estimated 7,169 people lived in the area according to the 2010-2014 ACS survey. Much of this growth was driven by the completion of the New Holly Hope VI project and the Othello Station Apartments, both located in the northwest portion of the neighborhood near the Othello light rail station.

More households in the neighborhood are families than citywide. An estimated 73% of households were family households and nearly 17% of those families were headed by single-parents. This compares to the citywide estimates of 45% and 11%, respectively.

Households with higher incomes are a growing proportion of the neighborhood over time.

It appears from other data points that this trend is driven by higher income households moving into the neighborhood

rather than increasing incomes of long-time residents.

Households making \$100,000 or more a year increased from 9% to 16% between 2000 Census and the 2010-2014 American Community Survey (ACS). Households making less than \$10,000 decreased from 17% to 10% over the same period, also decreasing in real numbers as well. Households with less than \$25,000 made up 31% of the total which is well above the 19% rate citywide. Households with incomes in the middle increased in real numbers.

RESIDENTIAL AND COMMERCIAL MARKET CONDITIONS (KIDDER MATTHEWS)

Housing

The regional apartment market remains on a plateau at the peak of the development cycle and the Rainier Valley sub-market is no exception. Much of the housing demand in the Rainier Valley is being driven by households that desire access to, but can't afford to live in the central business district and the adjacent neighborhoods like Capitol Hill and South Lake Union. These households are driving up neighborhood housing prices (both rental and homeownership).

The market rate apartment inventory mostly consists of older apartments built between the 1950's and 1970's and newer buildings constructed since 2010. The Rainier Valley's first market rate apartment development (351 units) in over 40 years opened in 2011 across from the Othello light rail station but performed poorly due to the 2008 housing crash. More recent successful projects in Columbia City, just north of Othello, have provided developers with encouragement to secure land for market rate development further south.

There are currently six known apartment projects under construction in the Rainier Valley, bringing 565 market rate units online this year and next. Projects built since 2010 have a 2.8% vacancy rate and average rents of \$1,734, which is well beyond the level affordable to the

current households living in the Othello/Rainier Beach neighborhood, 31% of whom had an annual household income of less than \$25,000 according to the Census' American Community Survey (ACS) 2010-2014 data. A slightly broader geographic market analysis shows Southeast King County has a vacancy rate of 3.6% and an annual rent increases of 10.9%.

Rainier Valley vacancy rates are 2.4% and rental rates are at historic highs, averaging \$1,484 (\$2.09/sf). However, older apartment buildings and single-family homes provide most of the non-subsidized affordable housing for lower-income households. Apartments built between 1965-1974 have a .3% vacancy rate with average rents of \$1,070 while apartments built between 1945-1964 have 3.5% vacancy rates and average rents of \$1,174. These older apartments are critical to meeting the needs of current residents who have larger family sizes than the city-wide average (2.9 people/household vs. 2.3). Not one newly constructed market rate apartment project in the Rainier Valley has three bedroom units.

Affordable housing is in high demand and affordable housing development has played a critical role in the neighborhood's development.

Recent investment in the neighborhood began in earnest in the early 2000's when the Seattle Housing Authority redeveloped its Holly Park public housing into a mixed-

income neighborhood of townhomes and apartments called New Holly. This 1,450-unit development opened in 2005. A recent affordable housing project, Othello Plaza, opened in March 2017 providing 108 affordable apartment homes with 1, 2 and 3 bedroom units. Over 2,100 applicants entered a lottery for these apartments.

Commercial

The Rainier Valley market is dominated by smaller local tenants. Most of these tenants occupy low cost second-floor space in older retail buildings, or ground floor space in newer mixed use buildings. Rental rates for newer space averages around \$20 per square foot per year, triple net. 61% of office space is lower quality Class C space. Average office rents are \$26.98 per square foot per month, up from a low of \$17/sf in 2013. Overall vacancy is 1.6% currently, down from a high of 18% in 2013. Regional vacancy is 7%. Lease terms range from two to 10 years, with five years being typical. Rental rate escalations range from no escalation to 3% per year.

No new office projects are currently under construction or being planned. Less than 25,000 square feet of office space has been absorbed since 2014.

Many immigrant and refugee business owners occupy space in the Rainier Valley to provide culturally specific goods and services to their communities. Customers come from the neighborhood and also the broader region where culturally specific goods and services are not as widely available.

PHYSICAL STRUCTURES AND FEATURES

Boundaries/topography and major roads

Like much of Seattle, the neighborhood has barriers that run north/south that make east/west travel difficult. Lake Washington to the east and a ridge to the west are the topographical boundaries. Interstate 5 runs on the other side of the western ridge and Interstate 90 runs along the border of the northern portion of the Rainier Valley. Martin Luther King Jr. Way S. and Rainier Avenue S. are two major arterials that run north and south through Othello/Rainier Beach. They both have significant commercial presence though S. Henderson St. corridor also has some businesses.

Light rail and bus

The neighborhood has good access including; two Link Light Rail Stations which provides access to downtown in 23 minutes and three King County Metro bus routes, Route 36 (Othello to Downtown), Route 50 (Seward Park to West Seattle), Route 106 (MLK, International District, Renton & Skyway), and Route 7 (Rainier Beach to Downtown).

Industrial

Some light industrial zoning and businesses exists on Martin Luther King Jr. Way S. south of the Rainier Beach light rail station.

COMMUNITY AND CIVIC ASSETS

Public institutions and recreational assets

Community assets include the Rainier Beach Public Library, Rainier Beach Community Center and Pool, Beer Shiva Park and Pritchard Beach on Lake Washington, Othello Park, New Holly Community Center, Chief Sealth Trail, Rainier Beach Urban Farm and Wetland, and a number of community gardens.

Larger employers

According to the US Census Bureau's Center for Economic Studies, roughly one out of every four people in the neighborhood commuted to jobs in Downtown Seattle in 2014, making it the most common area of employment for residents. However, there a number of medium-sized employers; Baked from the Heart (45), Safeway (60), Holly Park Medical Dental (50), Union Gospel Mission (280), Park Place (99), Otto Rosenau & Associates (40), Brighton Elementary (50), New Holly Childhood Center (20), Wing Luke Elementary School (38), Rainier Beach High School (113), Southshore K-8 School (98), and Neighborcare Health at Rainier (50).

Cultural anchors/attractions

A number of culturally specific organizations have a physical presence in the neighborhood, serving those in the neighborhood while also attracting people from around the region who seek culturally-specific services.

Public schools

A number of schools in the neighborhood provide specialty programs of note. Southshore K-8 also has one of the Seattle's only free pre-kindergarten programs, funded by a recent voter-approved measure. Rainier Beach High School has an International Baccalaureate program and has seen its graduation rate increase by 25% since 2011 to an above district average of 79%.



“Through Wells Fargo Regional Foundation’s Planning Grant we are advancing equitable opportunities already in motion in a more organized way by using resident driven-data to compile one actionable, comprehensive plan for our community.”

Rachel Eagan

Data Analyst & Resource Development Associate



Appendix 2:

Plan Development Process

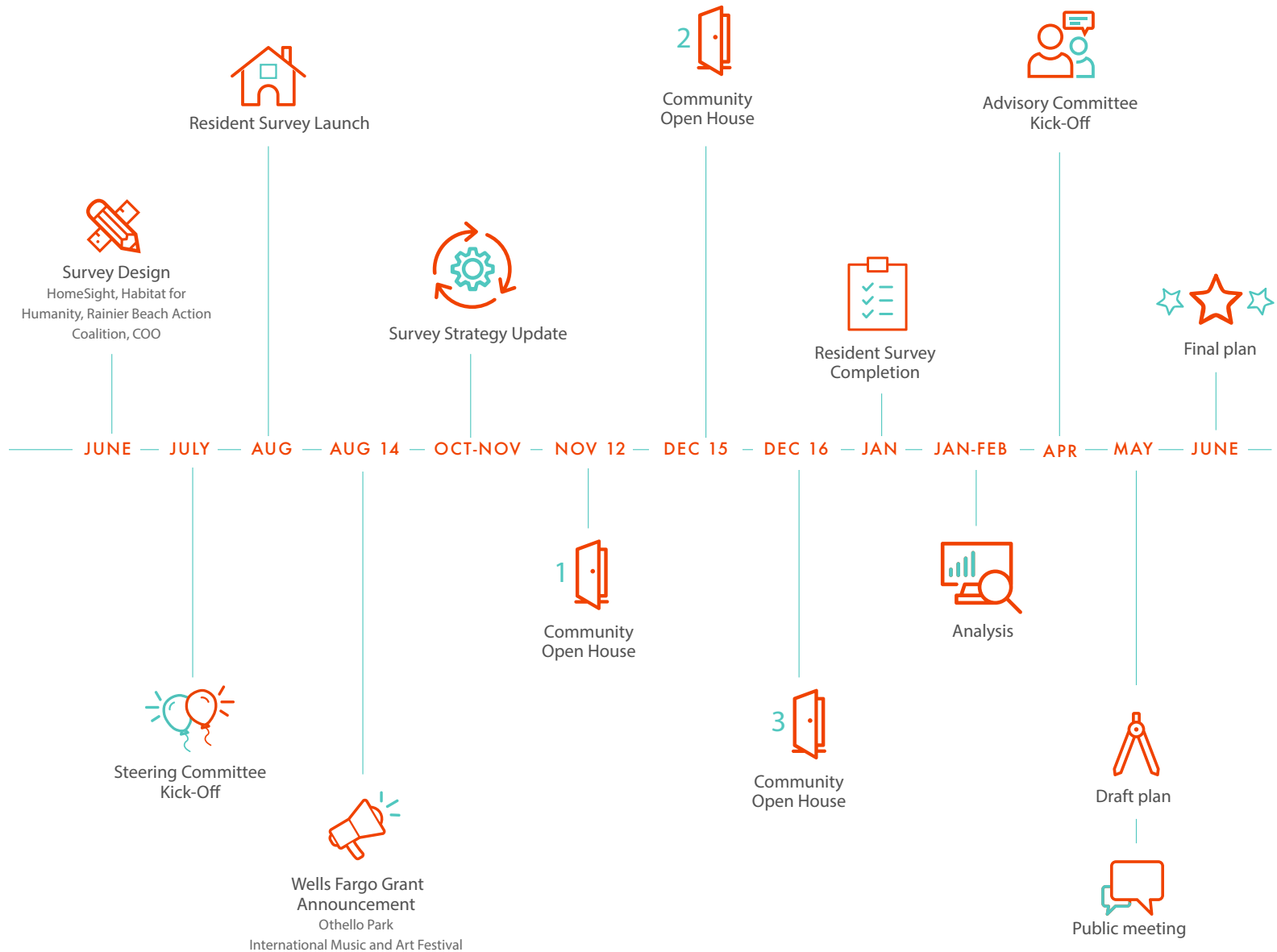


The Othello/Rainier Beach Neighborhood Plan is both a roadmap for the neighborhood's future and a community-building tool. The process developed new relationships and provided many fun and engaging opportunities for neighbors to envision a more equitable future for their community. The approach to community engagement used a wide array of culturally relevant methods to collect quantitative and qualitative data.

The plan is strongly informed by the lived experiences of low-income people and communities of color who are experiencing the direct impact of inequitable growth in Seattle. The plan has a greater degree of credibility in the community because the process intentionally centered these historically marginalized voices.

TIMELINE OF PLANNING PROCESS

Broad community ownership of the plan is a result of robust engagement



HOW WAS INFORMATION GATHERED?

The planning team gathered primary data using surveys, focus groups, and workshops to compliment the secondary data collected from the American Community Survey, PolicyMaps, and the Census.

The Success Measures Resident Satisfaction Survey was deployed over a period of 8 months by volunteers and planning team staff. 308 surveys were collected. Appendix 1 describes the limitations of this survey due to the representativeness of the survey sample.

Three community open houses were held to collect information not captured in the survey. Questions from the survey were compared to older community priorities found in previous plans to determine if supplemental questions needed to be asked. The planning team determined additional questions were needed concerning youth issues, displacement pressures, personal and community health, small business needs, and consumer needs. Previous plans reviewed included:

- Othello Neighborhood Plan
- Rainier Beach Neighborhood Plan

Over 350 individuals participated in planning exercises at these open houses. The open houses were hosted in conjunction with existing community events chosen for their cultural diversity, celebratory atmosphere, and propensity to attract youth. These events included:

- Southeast Economic Opportunity Center, *November 12, 2016*
- Rainier Beach Town Hall, *December 15, 2016*
- World Dance Party, *December 16, 2016*

HOW WERE DECISIONS MADE AND BY WHOM?

The plan is the result of an inclusive and democratic process. Input and decision-making was provided by four groups; the planning team, the Steering Committee, the Advisory Committee, and the broader Othello and Rainier Beach community. Though the final plan was ultimately approved by the Steering and Advisory committees, it was the broader community that first identified the range of issues to address and then prioritized the strategies and projects proposed to address those issues.

The planning team was composed of HomeSight, Rainier Beach Action Coalition, Habitat for Humanity Seattle-King County, and the planning consultants.

The team oversaw the work plan and budget of the process. They set the plan area boundaries, conducted research and analysis, reviewed historical plans, recruited participants for the Steering and Advisory committees, met with public officials to garner support, and authored the final plan.

The plan's Steering Committee consists of HomeSight, Rainier Beach Action Coalition, Habitat for Humanity Seattle-King County, On Board Othello, Multi-cultural Community Coalition, and South Communities Organizing for Racial/Regional Equity. Partners represent the four COO coalitions and include nonprofit service organizations, resident groups, business associations, local government, faith-based groups, local unions, and culturally specific organizations. Their primary charge was ensuring the plan reflected the needs of the many racially and ethnically diverse communities in the neighborhood and was worthy of being championed. They approved the work plan of the planning team, helped deploy the survey, hosted the community open houses, reviewed research findings, and approved the draft and final plan.

The Advisory Committee had broader membership that included institutional representation from across sectors; philanthropy, government, public, and education.

Members reviewed key recommendations for the plan and approved the final plan's major projects, having first been prioritized by community. They each committed to champion implementation of the plan by developing, supporting and coordinating partnerships for the recommendations. They will provide support for securing resources including key political/leadership support and funding.

COMMUNITY OPEN HOUSE: QUESTIONS AND SUMMARY DATA

Youth & Family

1. What is one thing you are most proud of in your neighborhood?

All words	# of times used
Diversity	15
People	11
Community	10
Safe	4
Stores	3
Food	2
Friendly	2
Park	2
Spirit	2
Caring	1
Clean	1
Community Center	1
Convenient	1
Cooperation	1
Differences	1
Empathy	1
Equity	1
Events	1
Festivals	1
Friends	1
Grassroots	1

All words	# of times used
Kids	1
Language	1
Libraries	1
Location	1
Neighbors	1
Organizing	1
Ownership	1
Peaceful	1
Restaurants	1
Strong	1
Togetherness	1
Traffic Safety	1
Walkable	1
Water	1
Welcome	1

2. What is one thing you would like changed, improved, or introduced into your neighborhood?

Grouping	# of responses by grouping	Answers	Do you think you could help make this change possible?				
Transportation	10	Transportation	Yes	No	No	Not sure	Yes
		Traffic	No				
		Road Improvement	City Department does not believe in accountability	Chose not to answer	Chose not to answer		
		Parking	Chose not to answer				
Safety	10	Safety	Yes	Chose not to answer	Community meetings, youth programs	Yes	Maybe
		Garbage	Maybe	Yes, as a community	Chose not to answer		
		Drugs	Yes, as a community	Yes			
Displacement	9	Mitigate Displacement	No	Hopefully	Yes	Chose not to answer	
		Nothing	No	Chose not to answer			
		Cultural Diversity	Yes				
		Housing Sustainability	Yes	Sure			
Economic Opportunity	8	Senior Services	Yes, for Eritrean Community	Possibly			
		Youth Opportunities	Chose not to answer	Sure	Yes		
		Jobs	Yes, for Eritrean Community	Resource availability			
		Education	Yes, for Eritrean Community				
Fun & Activities	8	Outdoor café/restaurants	Yes				
		Outdoor Cinema	Yes				
		Nightlife	Yes				
		Community Activities	Yes	No			
		Free Stuff	Yes	Maybe			
		Communication	Yes				
Misc.	1	Perception	Yes				
	1	Libraries	No				
	1	Grocery Stores	Yes				

3. What do you think your community or neighborhood could provide to assist you or a family/friend achieve a higher level of education or a job? **Rank your top 3.**

Ranking	#
Having college extension classes/job training in my neighborhood	31
Information on financial aid	26
Child care	22
Math/Writing Tutoring/Computer literacy training	20
Academic advice	15
ESL	9
Total:	123

4. What skills would you most like to learn?

STEM	11
Computer	7
Coding	1
Math	1
Robotics	1
Tech	1
Street Art	1
Dance	1

Job Skills	8
Business/Entrepreneurship	3
Career Planning	1
Interview Prep	1
Social Service	1
Construction	1
Child Care	1
Education	1

Language Skills	7
New Language	3
Communication	2
ESL	2

Sport	2
Martial Arts	1
Soccer	1

Cultural Competency/Community	7
Cultural Competency	2
Senior Services	2
Intergenerational	1
Understanding Perspectives	1
Advice	1

Misc.	5
Cooking	1
Gardening	1
Safety	2
Performance	1

Finance	4
Financial Management	3
Taxes	1

5. What activities would you like to see in your neighborhood?

Community	13
Community	5
Picnics	2
Block Party	1
Collaboration	1
Communication	1
Dinner	1
Engagement	1
Park	1

Fitness	12
Sports	5
Fitness	2
Health	1
Basketball	1
Biking	1
Indoor Sports	1
Camping	1

Transporation	13
Transporation	5
Traffic	2
Road Improvement	1
Parking	1
Communication	1
Dinner	1
Engagement	1
Park	1

Cultural	10
Cultural	2
Dance Party	2
Music	2
Festivals	1
Language	1
Street Art	1
Dance	1

Education	10
Education	3
Adult Education	1
College	1
College Fairs	1
Field Trips	1
Parenting	1
Tours	1
Tutoring	1

Work Party	7
Clean Ups	3
Safety	2
Planting	1
Gardens	1

Small Business (and Businesses of all sizes)

1. What do you buy in your neighborhood?

Groceries	20
Groceries	17
Produce	2
Sundries	1

Services	3
Cleaners	1
Hair Cuts	1
Printing/ Coping	1

Nothing	1
Nothing	1

Entertainment	13
Restuarants	7
Coffee	3
Entertainment	1
Drinks	1
Ice Cream	1

Medical	1
Pharmacy	1

Food	9
Food	9

Health/Fitness	1
Gym	1

Essentials	7
Clothes	6
Shoes	1

Transportation	1
Gas	1

Non-essentials	5
Thrift	2
Books	1
Plants	1
Seeds	1

Everthing	1
Everything	1

Small Business (and Businesses of all sizes)

Goal: We are conducting a community survey in the neighborhood and have knocked on hundreds of doors. To compliment the survey we want to hear more from and about Rainier Beach and Othello businesses!

Questions (for Business Patrons):

1. What do you buy in your neighborhood?

Groceries	20
Groceries	17
Produce	2
Sundries	1

Services	3
Cleaners	1
Hair Cuts	1
Printing/ Coping	1

Entertainment	13
Restuarants	7
Coffee	3
Entertainment	1
Drinks	1
Ice Cream	1

Health/Fitness	1
Gym	1

Food	9
Food	9

Medical	1
Pharmacy	1

Essentials	7
Clothes	6
Shoes	1

Transportation	1
Gas	1

Nothing	1
Nothing	1

Non-essentials	5
Thrift	2
Books	1
Plants	1
Seeds	1

Everthing	1
Everything	1

2. What do you buy outside of your neighborhood?

Essentials	18
Clothes	14
Shoes	4

Entertainment	4
Restaurants	2
Entertainment	2

Services	3
Car Service	1
Accountant	1
Shoe Repair	1

Non-essentials	10
Gifts	3
Books	2
Electronics	2
Printer Ink	1
Toys	1
Technology	1

Beauty	2
Hair Cuts	1
Make Up	1

Homegoods	8
Furniture	2
Garden	2
Hardware	2
Housewares	2

Housing	2
House	1
Rental Housing	1

Groceries	5
Brown Rice	1
Bulk Items	1
Groceries	1
Produce	1
Toiletries	1

Nothing	1
Nothing	1

Food	6
Food	6

Everything	1
Everything	1

3. What services do you use in your neighborhood?

Medical	18
Health	3
Dentist	2
Pharmacy	2
Clinic	1
Doctor	1
Eye Doctor	1
Group Health	1
Medical	1
Orthodontist	1

Health/Fitness	5
Pool	1
Yoga	1
Gym	3

Household	18
Dog Walking	2
Housecleaning	2
Dry Cleaning	1
Handyman	1
Pet Care	1
Plumber	1

Entertainment	3
Movie Theatre	1
Drinks	1
Food	1

Community Space	14
Library	6
Community Center	2
Gathering Space	2
Park	2
Church	1
School	1

Misc.	3
Beauty	1
Kinkos	1
Light	1

Financial Institutions and Gov't Services	7
Post Office	2
Bank	1
DMV	1
Immigration	1
Utilities	1
Welfare Services	1

None	1
None	1

Transportation	8
Transit	5
Gas	3

As many as I can	1
As many as I can	1

I don't know	1
I don't know	1

4. What services do you go outside of your neighborhood to use?

Medical	22
Dentist	7
Doctor	5
Medical	5
Massage	2
Vision	2
Allergist	1

Beauty	2
Beauty	1
Hair Salon	1

Transportation	5
Transit	3
Car	2

Internet/Phone	2
Internet	1
Phone	1

I don't know	1
I don't know	1

Financial Institutions and Gov't Services	4
Bank	1
DMV	1
Education	1
Post Office	1

Community	1
Community Center	1

Household	3
Home Repair	2
Electrical	1

Entertainment	1
Movie Theatre	1

Nothing	1
Nothing	1

Work/Volunteer	2
Work	1
Volunteer	1

Misc.	1
Costco	1

5. What businesses would you like to see in your neighborhood?

Grocery	7
Grocery	4
Fred Meyer	1
Target	1
QFC	1

Job/Training/ Education	6
Local Business	1
Light Industry	1
Environmental Consulting	1
Coworking Space	1
Community Development	1
Community College	1
A business that helps poor people	1

Entertainment	11
Restaurant	2
Café	2
Indian Restaurant	1
Mini Golf	1
Bowling	1
Music	1
Entertainment	1
Jamba Juice	1
Bagels	1

Community Space	3
Park	1
Library	1
Safety	1

Shopping	11
Clothing	3
Housewares	2
Book	1
Garden	1
Gift	1
Thrift	1
Cultural/Ethnic	1
Hardware	1

Gov't Services	2
Post Office	1
DMV	1

Medical	6
Dentist	2
Doctor	1
Medical	1
Pharmacy	1
Health Services	1

Beauty	1
Hair Salon	1

Charity	1
Charity	1

Health/Fitness	6
Gym	2
Play Space	1
Playground	1
Pharmacy	1
Health Services	1

Shoe Repair	1
Shoe Repair	1

Unsure	1
Unsure	1

Safety

Questions:

1. When out in your neighborhood, when and where do you feel safe?

Where?	When?	Why?
all over the neighborhood	7am-6pm	I have been working in the neighborhood for the last 4 years. I have never had major incident to call the neighborhood unsafe
Van Asselt Park, VA Community Center	All	never seen reason for otherwise
everywhere	all day	
46th & Chicago, Othello park (daytime)	all the time	near home
at home	all the time	no bad people at home
In my Neighborhood, Rainier Beach	all the time	community connection
NewHolly Library	all the time	public space, security
in home	all time	because my door has lock feel safe
"The block where I live, Frontenac between 32nd + 30 NewHolly Campus"	all times	well lighted, open.
Beacon & Graham	always	my neighborhood
Rainier Beach light rail	any time	gathering place for many people
Holly & Rasinier	before 9pm	I live here
MLK	day	light out
Rainier Avenue	day and night	because of police presence
Fletcher, Roxbury	day time, night time	because I don't walk around that much

SAFETY

Where?	When?	Why?
Pilgrim street, Roxbury Street	day, afternoon, night	because there's a park next to it and there not dangerous stuff there.
Renton Ave/ Kubota Gardens/ St. Paul	daylight hours	grew up there, comfortable
most places in SE Seattle	daytime	
NewHolly Neighborhood Campus Rainier Vista	Daytime	
Othello mlk	daytime	a lot of people around
streets	daytime	crime is less during the day
Willow St	daytime	its light and I live there
S. Austin St. Othello Park, MLK, NewHolly Library/Campus	daytime (daylight)	other people on the street
Downtown Columbia City, light rail stations	during the day	people are around
Willow, I feel safe at the Van Asselt Community Center	from 9am to sunset	because everyone is outside and more things are going on
Beacon Ave, MLK, Myrtle Pl	morning	because it's bright out and I can see everyone and everything
Ferdinand	morning	less people
Roxbury Street	morning	because I do meth
44th Place & Kenyon St	morning/afternoon	I know the neighbor and everybody who lives there
Home 45th & Holly	most always	near home
Ferdinand + Rainier	most days	gentrification
Generally all places	most times pre-10pm	areas are better lit
at home	pm	more daylight
I feel safe when I am near my school. Graham St up the hill	when I am at recess	because I feel more safe outside than inside
Everywhere in this neighborhood		
MLK		well lit, populated areas
New Holly Phase 1 Holly and 31st St		
Van Asselt Playground		near home

2. When out in your neighborhood, where, when, and why do you feel unsafe?

Where?	When?	Why?
Bamboo park, triangle park, shaffer park	night	hangout spot after close, some vandalism
along Rainier south of Holden-ish, Safeway, Othello Park	at night	busy traffic, bad lighting, poorly designed parking lot (Safeway)
I have not seen crime but hard in always New Holly		none
Shaffer park	late at night, evenings	hit and runs
outside when its dark	all times of day	because werido people outside. They scare me they talk don't talk them
Safeway parking lot, Bank of America parking lot	anytime	chaotic traffic paterns, cars & pedestrians mixing constantly. I have also witnessed assaults in the parking lot on two occasions in the last 5 years. Bad lighting in Safeway lot.
Rainier esp East of 51st Ave S	late night	I was chased/threatened there while attempting to get to late night Rt. 7 bus stop
by the light rail	night	upstick in burglaries
Rainier near Hill City	night	poor lighting
business	all the time	don't know
henderson st	all day	because there is always people who create problem around
I don't feel unsafe nowhere	always	because everywhere is safe for me
59th Ave		several murders in the area
Sometimes in Rainier Beach	after 4pm	prior violence in the area
rainier beach	night	no one around
Bus Stop	anytime	because of crowded
Othello Park on 45th	anytime	usually empty, full of teens
Rainier Ave, Othello St.	Night only	less people out, speeding cars
most small streets	at night	people aren't around
Othello, xxx there is many cars, and acts of violence occur.	6-12am	because it is beginning to get dark out
any dark streets, rainier	sun set & night time	I just can't see anything
no sure		

SAFETY

Where?	When?	Why?
Pigrim Street	morning	
rainier & henderson	night	a lot of people in the streets I don't know, gun shots sometimes
Rainier Ave, Othello St.	PM	no light
henderson MLK	night	too few lights and too few people on the street
Rainier Beach / Henderson Area		
no where	none	bad area / Alcohol & Drug
don't know		
Block S of Kenyon on Rainier	at night	dark parts of all streets, feels isolated, alone
Near Bank of America & Safeway	especially night time	
Graham & Sealth Trail	always	Cars don't stop at crosswalk
Where there is not enough light		
3800 block of Othello St		
3800 block of Othello St		
38th and Frontenac, YWCA housing	night	lighting and empty
42nd between Othello & Myrtle	all times of day	enclosed, isolated
42nd between Othello & Myrtle		lighting
Holly & Rainier	at night	heard of fighting
John C. Little	after dark (4-6pm in winter)	no light at basketball area
John C. Little	after dark (4-6pm in winter)	no light at basketball area
Othello, W of 38th	at dark	overgrown plants
Safeway on Othello	people are loitering	heard about acid thrown in face
Safeway on Othello		
Safeway on Othello		heard about acid thrown in face
Sealth Trail by Powerlines P-Patch	when dark	lighting is often out

HEALTH

Health

1. Would you say that in general your health is (choose one):

Choice	#	%
Excellent	5	13%
Very Good	17	45%
Good	15	39%
Fair/Poor	1	3%
Total	38	100%

1a. Why do you feel this way?

Excellent:

“No problems that can’t be solved.”

“No major health issues, excersize regularly, eat health foods.”

Very Good:

“About 60% of our food comes from our garden.”

“I feel relatively healthy for a 56 year old woman.”

“Good attitude.”

“Eat healthy, active, not overweight.”

“Good health care - GH Rainier.”

“I eat well, and exercise - but not enough”

“I eat healthy, but I know I should excersize more.”

“No chronic issues, get sick only occasionally.”

“General feeling.”

“Normal blood pressure, no pain, etc.”

“Don’t get sick, often excercise.”

Good:

“No major health issues.”

“I only get sick here and there.”

“Beacause I can compare to others and how they talk about how they feel.”

“Getting old and could be better.”

“Try hard to take care of myself and take my vitamins regularly.”

“Take care of myself.”

“I have good health but I don’t really excersise that much.”

“Generally good but I run out of time to exercise, eat right.”

“Some things to work on (weight).”

Fair/Poor:

“I don’t eat healthy.”

HEALTH

2. “Within the past 12 months we worried whether our food would run out before we got money to buy more.”

Response	#
Often True	1
Sometimes True	3
Never True	30
Don't know or refused	3

3. “Within the past 12 months the food we bought just didn’t last and we didn’t have money to get more.”

Response	#
Often True	0
Sometimes True	7
Never True	29
Don't know or refused	2

4. “Within the past 12 months we found it hard to buy healthy foods like fresh fruits and vegetables.”

Response	#
Often True	1
Sometimes True	10
Never True	24
Don't know or refused	2

5. What healthcare services do you wish you had better access to?

Mental Health	Mental Health	A nice pricing place	Healthcare	Medical
Dental!!	All too expensive	More clinics in Southend	Dentistry	More fitness options
Mental health, job/education counseling	I feel I have everything I need	Nutritionists	Doctors, Dentists, Car Service	I don't have one
None. I'm happy with my health service	IDK	Consulting nurse for kids	None	N/A
None, now that there is a care clinic (Bartells), late night urgent care is needed	Preventative Healthcare	An open fee health service to evrybody and out of the hands of privitytization	Mental Health	
GH is great! (GH Rainier)	Dental!	Nutritional Programs	Obama Care	
Specialty Care, Dental, Chiropractic	? I am lucky.	Mental Health/Counseling	None, I have access to what I need	

Cultural Anchors and Gathering

1. What outdoor spaces do you spend time at?

Grouping	# by Grouping
Parks	40
Playgrounds	3
Playfields	2
Community Centers	4
Gardens	2
Libraries	3
Neighborhood Walks	3
Bus Stops	1
Hiking	2

2. Where do you host celebration with friends and family when not at home?

Grouping	# by Grouping
Parks	19
Community Center/ Gathering Spaces	14
Businesses	12
Playgrounds	2
Play field	1
Misc	3

3. Where are you able to keep in touch with and learn about what your cultural community is doing?

Grouping	# by Grouping
Social Media	17
Community Center	14
Community Events	12
People	3
Other Locations	3

4. What would your ideal community center have or look like?

Grouping	# by Grouping
Gathering Space	9
Meeting Space	5
Cafeteria	4
Tutoring	4
Activities	2
All Ages	2
Basketball Court	2
Classrooms	2
Commercial Kitchen	2
Learning Center	2
Park	2
Playground	2
Big	1
Calm	1
Close to Business District	1
Coffee Shop	1
Colorful	1
Comfy Seating	1
Computer Lab	1
Display Area	1
Dog Park	1
Drop in Spaces	1
Early Learning	1
Event Space	1
Exercise	1
Fun	1
Gym	1
Happy	1

Grouping	# by Grouping
Holly Park	1
Kid Space	1
Kitchen	1
Like a second home	1
Living Room Area	1
Loyal Heights CC	1
Multi-cultural	1
Music	1
Parking	1
Picnic Space	1
Playing	1
Pool	1
Public Services	1
RB CC	1
Relaxing	1
Rooms to Rent	1
Rooms to Reserve	1
Safe	1
Senior Activities	1
Shade/Shelter	1
Shared Work Space	1
Sharing	1
Stage	1
State of the Art	1
Van Asselt	1
Yoga	1
Senior Center	1

Jobs

1. Do you work in Othello or Rainier Beach?

Choice	#	%
Yes	8	28%
No	20	69%
Volunteer	1	3%
Total	29	100%

2. Does your job provide a living wage?

Choice	#	%
I don't have a job (youth)	1	4%w
N/A (stay at home parent)	1	4%
No	7	28%
Volunteer	1	4%
Yes	14	56%
Yes and No	1	4%
Total	25	100%

3. What kind of jobs would you like to see in your neighborhood?

Descriptions	9
High Skilled	1
Small Business	2
Medium Business	1
Non-retail	1
Offer Benefits	1
Part-time	1
Variety	1
Well Paid	1

Youth	8
Youth	5
Mentorship	2
Tutoring	1

Community	4
Preparedness	1
Community	1
Safety	2

Skilled	6
Tech	2
Clinic	1
Environmental Consulting	1
Green	1
Health Care	1

Retail	3
Retail	1
Restaurant	1
Food	1

Admin	5
Administrative	2
Entry Level	1
Human Resources	1
Services	1

Professional Development	2
Job Training	1
Professional Dev'l	1

Education	5
Educational	2
Schools	2
Child Care	1

Labor	4
Trade	1
Production	1
Light Industry	1
Blue Collar	1

4. What are you an expert at? What are your top three most valuable skills?

Skill	Frequency
Communications	4
Organization	3
Project Management	3
Teaching	3
Education	2
Facilitation	2
Helping	2
Listening	2
Management	2
Relationship Building	2
Strategic Planning	2
Teamwork	2
Accounting	1
Acting	1
Caring	1
Community	1
Community Building	1
Community Outreach	1
Computer	1
Counseling	1
Crafts	1
Customer Service	1
Data Management	1
Finance	1
Fundraising	1
Gardening	1
Marketing	1
Martial Arts	1

Skill	Frequency
Music	1
Networking	1
Patient	1
Photography	1
Pragmatism	1
Process Improvement	1
Programming	1
Punctual	1
Recording	1
Recruiting	1
Soccer	1
Social Skills	1
Sports	1
Starting Stuff	1
Strategic Thinking	1
Systems Engineering	1
Tech	1
Thinking	1

HOUSING

Housing

1. Do you currently rent, own, or other?

Own	21	46%
Rent	24	52%
Other	1	2%
Total	46	100%

2. Why are you currently renting, owning or other?

Own
Because my husband is paying the mortgage and it's better than renting
Build equity in the home
Been there a long time
I have had it for a long time
Very glad I bought my house 2 years ago. Don't know otherwise how I could stay in Seattle - fixed housing payment
Afraid the houseing market will continue to grow out of my reach
Own for 50 years
To gain equity and build assets
Because I believe it is the best way to create stable predictable housing costs. I enjoy a single family home
Retired
Beeen here since 1972
Because it's affordable (for me) and I love living in this community. Near my work.
Best financial option, and I was lucky to buy when prices were low.
I was lucky enough to be able to afford a place in Seattle back in 2004.
We bouth through land trust.
(via homestead community land trust) it was affordable and better than not building equity

Rent	
Less expensive	Can't afford my own house. Non-profit salary
Low Income	public housing
No money	moved/sold house to be in a better school district
Affordability	too expensive to own. Don't make enough salary on my own. Flexible
Owning is too expensive in Seattle	No money for down payment, want to live in Seattle area
Owning is too expensive in Seattle	Cheaper to rent
Can't afford to buy	Its what I can afford
Can't afford to purchase, not perfect credit	Temporary (my company is relocating to Tacoma)
I don't know	Because we have enough money
Low income	
Because I can't make down payment on a home	
Not have enough money	
Because that's all I could afford	
Because my mom is XD	
Renting, housing too costly	
too pricey to own	

Other
No, I'm too young

HOUSING

3. Do you see yourself still living in the neighborhood in the next 5-10 years?

	Yes	No	Hopefully/Maybe	Blank	Don't Know	God Knows
Own	18	0	2	1	0	0
Rent	12	5	3	1	2	1
Other	0	1	0	0	0	0
Total	30	6	5	2	2	1

3a. If yes, what keeps you in the neighborhood?

People	27
Diversity	7
Community	5
Friends	3
My Community	3
People	3
Family	2
Neighbors	2
Kids	1
Cultural Assets	1

Convenient	10
Close to Work	4
Convenient	3
Familiar	1
Location	1
Work	1

Opportunities	1
Opportunities	1

Look and Feel	6
Safe	2
Caring	1
Clean	1
Sharing	1
Trees	1

The Neighborhood	4
Neighborhood	4

Affordable	4
Affordable	3
My House	1

3b. If not, why will you be leaving?

Reason	Frequency
Priced Out	5
Career Opportunities	3
Changing Neighborhood	1
Closer to Work	1
Crime	1
Housing Styles	1
More housing opportunities	1
Move out of country	1
Moving	1
Post Secondary Ed	1
Retirement	1

4. If you would like to change your current living situation (lower rent, more room, yard, closer to schools, closer to bus, homeownership, lower property taxes, home improvement) what would you need to do in order to do so?

Affordability	14
Lower property taxes	6
Affordable Rent	4
Affordable Homeownership	2
Downpayment	1
More housing	1

Money	9
More income	5
More money	4

Transportation	3
Increased Transportation	1
Less Traffic	1
Walkability	1

Look and Feel	5
Safety	3
Look and Feel	2

Size	2
More Room	1
Smaller Yard	1

Unsure	2
I don't know	2

Leadership	4
Civic Engagement	3
Good Political Leadership	1

Education	1
Schools	1

Our Future

1. What are the biggest challenges facing your neighborhood today and five years from now?

Housing	17
Housing	13
Rent	2
Rental Experience	1
Homelessness	1

Safety	7
Safety	7

Economic Opportunity	14
Jobs	7
Education	6
Economic Inequality	1

Perception	5
Discrimination	7
Perceptions	1
Community Building	1

Cost	12
Cost	12

Transportation	3
Traffic	2
Transportation	1

Green Space	2
Garden	1
Parks	1

Displacement/ Gentrification	11
Gentrification	6
Displacement	3
Over population	1
Construction	1

Food	1
Food access	1

2. What will the neighborhood look like in 10 years?

Gentrification:

“Only white people will live here.”

“More white, more rich, more safe, less diverse.”

“Probably more affluent and white - unless we work hard to keep existing residents here.”

“Mostly white.”

“White and middle upper class.”

“Gentrification - all current/modern housing units [will be] too expensive to live here.”

Displacement:

“The Eritrean Community might be displaced and we will be far from our children and grandchildren.”

“Seniors, children, and families are being separated because of high housing [costs] and income in Seattle.”

“All my/our ethnic stores will be gone. My family will have a difficult time buying our food.”

“10 years from now, Eritreans [won't be able to] afford to live in Seattle, they will be forced to move out.”

“Middle and lower income people are moving out of Seattle. Forced move is the new prerogative for the City of Seattle.”

“Less diverse.”

Equitable Development

“Old and new housing, more apartment living.”

“Fewer cars, more multi-family housing
(hopefully beautiful.)”

“Safer community. Development”

“Beautiful neighborhood.”

“Better access to public transportation, more affordable/
higher density housing.”

“More affordable housing, hospitals.”

“Well connected by mass transit - less traffic congestion.”

Positive Improvement

“Good neighbors and opportunities for all.”

“Hopefully more diverse, more community of color led
businesses.”

Inequitable Development

“Crowded. Transportation will be more challenging. Not Safe.”

“Expensive to live, higher property tax.”

“Economic disparity.”

“Modern, no taste, dense structures.”

Mixed Feelings

“Bike lanes everywhere, gentrification,
affordable housing, preserving diversity,
building a compassionate culture.”

Safe

“Where everyone is able to walk through
the streets without worrying. It will be a safe
community.”

3. How do you feel your quality of life will be positively impacted by living here in these neighborhoods and how can we work to make sure this happens?

Open space, beauty. Join and participate in community organizations (OBO, OSCAT, OPA)	we would like to import our new knowledge positively. I'm a pot in America	Diversity programming just like tonight. Stay connected despite differences
Through participation of the residents of neighborhood guided by information and education as well as keeping equity and integrity among dwellers	less noise in street, more actions from police departments, friendly community, more connection, report cases	keep housing affordable, keep cultural diversity present
I'm coming to meetings and helping where I can	So far, its safe in neighborhoods	more community events focusing the diversity, nutritional program for the community
It is very scary it feels like the community of Eritreans are being seperated and grandparents, parents, and children are not able to maintain	keep Rainier Beach safe and clean	awesome!
At this time we are okay but for the future, we will see	the politics	Parks
Eritrean Community: Create affordable housing and create living wage and better school investment	continue moving together; WDP work on projects together, by find and create common ground	work hard
1. Education 2. World opportunities for Eritreans 3. Senior Eritreans living and working in neighborhood	multicultural environment, keep affordable housing	good sort
Opportunity Center	we'll miss the diversity	It I mpacts greatly. More community meetings to taget areas once people feel safe - can be more active.
Bring more cultural and Education services, Safety	we bought through a land trust and I think it'd be great if we had more and more subsidized housing	I was exposed to diversity and that has added to my growth and intellegince. Continue to support POC businesses and focus on keeping our people here.
Easy access to transportation and health education. Rental and property tax control.	diversity of residents	Better
Quality of live would be better if we had a QFC. Also, the train makes it better	celebrate diversity, rich mix of small businesses, community gardens and local community supported agriculture	I would have better job opportunities and better environment for my family
	keep it low	Work together b/c we need each other
	make southeast economic opportunity center and MCC a reality	
	The diversity in Seattle is a benefit. The challenge is managing the difference appropriately and proactively to ensure equal representation and all voices at least heard	

RESIDENT SATISFACTION SURVEY AND SUMMARY DATA

Community Survey 2016

Survey taker: _____ Subsection of neighborhood, if appropriate: _____

1. Respondent address: _____

2. Do you speak a language other than English at home?

- ☐ Yes
☐ No

3. If yes, what language? _____

Please answer the following questions about the neighborhood or community in which you live. When we use the word "community," we are referring to (show map of neighborhood).

4. How long have you lived in this community? Years _____ Months _____

5. Which of these was the Major reason you decided to live in this community? Choose one only.

- ☐ To live near family or friends
☐ To be close to work
☐ Accessibility of amenities, such as community centers and stores
☐ Proximity to public transportation
☐ Schools for my children
☐ Access to job opportunities
☐ Safety in the community
☐ Affordability of housing
☐ Born here
☐ No choice/nowhere else to go
☐ Something else: : _____

6. Overall, considering everything, how satisfied would you say you are living in this community?

- ☐ Very satisfied
☐ Somewhat satisfied
☐ Somewhat dissatisfied
☐ Very dissatisfied

7. Please describe why you feel this way.

8. Right now, how likely are you to recommend this community to someone else as a good place to live?

- ☐ Definitely would recommend
☐ Probably would recommend
☐ Probably would not recommend
☐ Definitely would not recommend

9. Please describe why you feel this way.

10. Do you see yourself living in this neighborhood five years from now?

- ☐ Yes
☐ No

11. Please tell us why you feel this way.

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12. If you had the choice, would you continue to live in this community?

- ☐ Yes
☐ No

13. Please tell us why you feel this way.

Next, we'd like to know in what ways, if any, you are involved in the community.

14. During the past year did you participate in the following community activities?

Activities	Yes	No	Not applicable
Participated in a community, resident, or tenant association	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volunteered to help others in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Participated in a community improvement project, such as a clean-up, community gardening, or other beautification effort	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported local business events, such as a sidewalk sale or "shop local" day	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Participated in an organized community social event, such as a festival, block party, or other celebration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supported a local political organization, candidate, or ballot initiative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Participated in an advocacy group, such as a school parent-teacher association, environmental organization, or labor union	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personally took action to improve the community, such as reporting a hazard or contacting authorities about an incident	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. How likely would you say it is that people in your community would help out if the following occurred?

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely
You needed a ride somewhere	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
You needed a favor, such as picking up mail or borrowing a tool.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An elderly neighbor needed someone to periodically check on him or her.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A neighbor needed someone to take care of a child in an emergency.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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RESIDENT SATISFACTION SURVEY

16. Right now, how willing are you to become involved in your community by working with others to make things happen?
- ☐ Very willing
☐ Willing
☐ Somewhat willing
☐ Not that willing
17. If something is wrong in my neighborhood, I know that the people who live here will try to fix it.
- Strongly agree Agree Neither agree/disagree Disagree Strongly disagree
- ☐ ☐ ☐ ☐ ☐
18. How much of a positive difference do you feel that you, yourself, can make in your community?
- ☐ A great deal
☐ A fair amount
☐ Some
☐ A little or none

Now, please tell us a little about different aspects that impact quality of life in the community.

19. How would you rate each of the following aspects of the community?

	Very good	Good	Fair	Poor	Very poor
Cleanliness of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical condition of homes in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical conditions of streets, sidewalks, and public spaces in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Friendliness of neighbors in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quality of public services in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Variety of goods and services available for purchase in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to employment centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordability of homes or apartments in the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. Please rate the following public services in your community, whether the service is available in your language and where you are comfortable using the service. [Interviewer read the service and ask, would you say it is [read categories], then ask it is available in your language? Yes, No, or don't know, and Are you comfortable using this service? Yes, No, or don't know.]

	Very good	Good	Fair	Poor	Very poor	Not applicable	Available in your language? (circle one)	Are you comfortable using this service? (circle one)
Police response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Yes No DK	Yes No DK
Fire department response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Yes No DK	Yes No DK
Ambulance response	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Yes No DK	Yes No DK
Trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Yes No DK	Yes No DK

21. For each of the following services, please indicate (a) whether or not it is convenient for you to get to the service, (b) whether or not that service is located in your community, (c) how satisfied you are with the quality of the service, (d) if it is available in your language, and (e) if you are comfortable using this service

	Convenient to get to?		Located in your neighborhood ?		How satisfied are you with the quality of the service?				Available in your language?			Are you comfortable using this service?		
	Yes	No	Yes	No	Very	Somewhat	Not	Don't Use	Yes	No	DK	Yes	No	DK
Public Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Main Food Shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dental Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical or Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pharmacy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bank or Credit Union	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Child Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

RESIDENT SATISFACTION SURVEY

Next, we have a few questions about safety in the community.

22. How safe do you feel:

	Very safe	Somewhat safe	Somewhat unsafe	Very unsafe
Walking in the community during the daytime?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking in the community at night?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How safe do you feel children are in your community going to and from school?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
How safe do you feel senior citizens are living in the community?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Now, we'd like to know about how you think the community has changed in the past three years.

For the following questions, please compare your community now to how it was three years ago. If you have lived in the community for less than three years, please compare it to how it was when you first moved in.

23. Compared to three years ago, how would you say your community has changed overall?

- ☐ The community has improved a lot
- ☐ The community has improved some
- ☐ The community has stayed about the same
- ☐ The community has declined some
- ☐ The community has declined a lot

24. Please describe why you feel this way.

Next, please share your thoughts about how you see the future of the community.

25. Thinking about the *next three years*, how would you say your community is likely to change?

- ☐ This community will improve a lot
- ☐ This community will improve some
- ☐ This community will stay about the same
- ☐ This community will decline some
- ☐ This community will decline a lot

26. What, if anything, do you think the people in this neighborhood can do to make it a better place to live?

27. Please describe why you feel this way.

28. Which, if any, of the following opportunities do you need? (You may choose more than one)

- ☐ 0-5 Education (Early Learning)
- ☐ Getting a high school certificate (GED)
- ☐ Training for a job (post high school education, trade programs, etc)
- ☐ Finding a job or a better job
- ☐ Improving your computer skills
- ☐ Taking English as a Second Language
- ☐ Funding for college or vocational training
- ☐ Other : _____

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Finally, we'd like to finish up with a few quick questions.

29. Do you currently rent your home, own your home or something else?

- ☐ I rent my home **SKIP TO Q31**
- ☐ I own my home **SKIP TO Q36**
- ☐ I live with family or friends **SKIP TO Q31**
- ☐ Other **CONTINUE TO Q30**

30. If you answered "Other" above, please describe _____

31. Would you consider buying a home in this community?

- ☐ Yes **CONTINUE TO Q32**
- ☐ No **SKIP TO Q34**

32. Which of these factors are reasons you have not yet bought a home in the community? (Choose all that apply)

- ☐ Houses that are available in the community
- ☐ Physical conditions in the community
- ☐ Crime or other safety issues
- ☐ Quality of public services and/or schools
- ☐ Convenience to work, school, and/or shopping
- ☐ My personal financial situation
- ☐ State of the economy
- ☐ Something else: _____

33. Of the factors you have chosen which ONE would you say is the PRIMARY reason you have not yet bought a home in the community?

- ☐ Houses that are available in the community
- ☐ Physical conditions in the community
- ☐ Crime or other safety issues
- ☐ Quality of public services and/or schools
- ☐ Convenience to work, school, and/or shopping
- ☐ My personal financial situation
- ☐ State of the economy
- ☐ Something else: _____

SKIP TO Q38

34. Which of these factors are reasons you would not consider buying a home in the community? (Choose all that apply)

- ☐ Houses that are available in the community
- ☐ Physical conditions in the community
- ☐ Crime or other safety issues
- ☐ Quality of public services and/or schools
- ☐ Convenience to work, school, and/or shopping
- ☐ My personal financial situation
- ☐ State of the economy

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RESIDENT SATISFACTION SURVEY

- ☐ Something else: _____
35. Of the factors you have chosen, which ONE would you say is the PRIMARY reason you would not consider buying a home in the community?

☐ Houses that are available in the community

☐ Physical conditions in the community

☐ Crime or other safety issues

☐ Quality of public services and/or schools

☐ Convenience to work, school, and/or shopping

☐ My personal financial situation

☐ State of the economy

☐ Something else: _____

- SKIP TO Q38**
36. As a homeowner, what if anything, are you worried about? (Check all that apply)

☐ Foreclosure

☐ Home repairs

☐ Property taxes

☐ Homeowner's insurance

☐ Inability to maintain home due to age or health

☐ Accessibility in your home

☐ Passing your home to a family member

☐ Budgeting and saving

☐ Other: _____
37. Are you interested in any of the following homeowner assistance resources? Check if yes.

☐ Foreclosure prevention services

☐ Emergency rescue loans

☐ Home repair assistance

☐ Refinancing

☐ Senior property tax assistance

☐ Utility bill assistance

☐ Weatherization/energy efficiency improvements

☐ Nothing right now

☐ Other: _____

38. Including you, how many people 18 years of age or older live in your household? _____
39. How many children under 18 years of age live in your household? _____

40. If one or more: What are the ages of those children? _____

41. If one or more: How many of those children are in childcare in your community? _____

42. If one or more: How many of those children attend school in your community? _____

43. If one or more: How satisfied are you with the school(s) those children attend?

☐ Very satisfied

☐ Somewhat satisfied

☐ Somewhat dissatisfied

☐ Very dissatisfied
44. In what year were you born? _____
45. What is your gender? _____

46. Do you consider yourself to be Hispanic, Latino, or Latina?

☐ Yes, Hispanic/Latino/Latina

☐ No, not Hispanic/Latino/Latina
47. What is your race?

☐ Black/African American

☐ Caucasian/White

☐ American Indian/Aleut/Eskimo/Alaska Native

☐ Asian

☐ Native Hawaiian/Pacific Islander

☐ Mixed race

☐ Other
48. Would you say that in general your health is (choose one):

☐ Excellent

☐ Very good

☐ Good

☐ Fair

☐ Poor

Thank you for completing this survey.

RESIDENT SATISFACTION SURVEY DATA

1. Do you speak a language other than English at home?

	Number of Responses	Percentage
Yes	126	41%
No	182	59%
Total Responses	308	100%

4. How long have you lived in this community? (Categories)

	Number of Responses	Percentage
Less than one year	55	18%
1-5 years	104	34%
6-10 years	44	14%
11-20 years	44	14%
21-30 years	20	7%
More than 30 years	39	13%
Total Responses	306	100%

RESIDENT SATISFACTION SURVEY DATA

5. Which of these was the Major reason you decided to live in this community?		
	Number of Responses	Percentage
To live near family or friends	64	21%
To be close to work	30	10%
Accessibility of amenities, such as community centers and stores	18	6%
Proximity to public transportation	47	15%
Schools for my children	8	3%
Access to job opportunities	3	1%
Safety in the community	4	1%
Affordability of housing	84	27%
Born here	12	4%
No choice/nowhere else to go	10	3%
Affordable/landlord is good	29	9%
Total Responses	309	100%

6. Overall, considering everything, how satisfied would you say you are living in this community?		
	Number of Responses	Percentage
Very satisfied	129	42%
Somewhat satisfied	148	48%
Somewhat dissatisfied	25	8%
Very dissatisfied	7	2%
Total Responses	309	100%

RESIDENT SATISFACTION SURVEY DATA

8. Right now, how likely are you to recommend this community to someone else as a good place to live?		
	Number of Responses	Percentage
Definitely would recommend	115	37%
Probably would recommend	145	47%
Probably would not recommend	33	11%
Definitely would not recommend	15	5%
Total Responses	308	100%

10. Do you see yourself living in this neighborhood five years from now?		
	Number of Responses	Percentage
Yes	204	68%
No	97	32%
Total Responses	301	100%

RESIDENT SATISFACTION SURVEY DATA

12. If you had the choice, would you continue to live in this community?

	Number of Responses	Percentage
Yes	232	77%
No	68	23%
Total Responses	300	100%

14. During the past year did you participate in the following community activities?

	Yes		No		Not applicable		Total Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Participated in a community, resident, or tenant association	63	21%	208	69%	30	10%	301
Volunteered to help others in the community	134	45%	156	52%	10	3%	300
Participated in a community improvement project, such as a clean-up, community gardening, or other beautification effort	80	26%	211	70%	12	4%	303
Supported local business events, such as a sidewalk sale or "shop local" day	152	51%	133	44%	15	5%	300
Participated in an organized community social event, such as a festival, block party, or other celebration	172	57%	120	40%	10	3%	302
Supported a local political organization, candidate, or ballot initiative	103	34%	185	61%	17	6%	305
Participated in an advocacy group, such as a school parent-teacher association, environmental organization, or labor union	77	26%	203	67%	21	7%	301
Personally took action to improve the community, such as reporting a hazard or contacting authorities about an incident	152	50%	132	44%	17	6%	301

RESIDENT SATISFACTION SURVEY DATA

15. How likely would you say it is that people in your community would help out if the following occurred?

	Very likely		Somewhat likely		Somewhat unlikely		Very unlikely		Total Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
You needed a ride somewhere	82	27%	109	36%	59	20%	49	16%	299
You needed a favor, such as picking up mail or borrowing a tool.	117	38%	111	37%	40	13%	36	12%	304
An elderly neighbor needed someone to periodically check on him or her.	128	43%	98	33%	43	14%	29	10%	298
A neighbor needed someone to take care of a child in an emergency.	106	35%	108	36%	49	16%	36	12%	299

16. Right now, how willing are you to become involved in your community by working with others to make things happen?

	Number of Responses	Percentage
Very willing	85	28%
Willing	106	34%
Somewhat willing	90	29%
Not that willing	28	9%
Total Responses	309	100%

17. If something is wrong in my neighborhood, I know that the people who live here will try to fix it.

	Number of Responses	Percentage
Strongly agree	43	14%
Agree	130	42%
Neither agree/disagree	92	30%
Disagree	29	9%
Strongly disagree	12	4%
Total Responses	306	100%

RESIDENT SATISFACTION SURVEY DATA

18. How much of a positive difference do you feel that you, yourself, can make in your community?

	Number of Responses	Percentage
A great deal	57	19%
A fair amount	104	34%
Some	100	33%
A little or none	41	14%
Total Responses	302	100%

19. How would you rate each of the following aspects of the community?

	Very good		Good		Fair		Poor		Very poor		Total Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Cleanliness of the community	36	12%	81	26%	118	38%	61	20%	11	4%	307
Physical condition of homes in the community	24	8%	99	32%	142	47%	36	12%	4	1%	305
Physical conditions of streets, sidewalks, and public spaces in the community	23	8%	80	26%	126	42%	56	18%	18	6%	303
Safety in the community	32	10%	69	23%	117	38%	59	19%	29	9%	306
Friendliness of neighbors in the community	57	19%	119	39%	100	33%	22	7%	8	3%	306
Quality of public services in the community	49	17%	106	36%	105	36%	26	9%	9	3%	295
Variety of goods and services available for purchase in the community	59	20%	91	30%	102	34%	37	12%	11	4%	300
Access to transportation	186	61%	76	25%	33	11%	5	2%	4	1%	304
Access to employment centers	36	13%	88	33%	105	39%	28	10%	12	4%	269
Affordability of homes or apartments in the community	27	9%	72	24%	117	39%	54	18%	31	10%	301

20. How would you rate the following public services in your community?

	Very good		Good		Fair		Poor		Very poor		Not applicable		Total Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Police response	74	28%	96	36%	62	23%	27	10%	6	2%	4	1%	269
Fire department response	104	41%	99	39%	31	12%	5	2%	2	1%	12	5%	253
Ambulance response	90	37%	97	39%	32	13%	9	4%	3	1%	15	6%	246
Trash collection	109	39%	103	37%	52	19%	8	3%	7	3%	1	0%	280

RESIDENT SATISFACTION SURVEY DATA

21. Are the following services available in your language?							
	Yes		No		Don't know		Total Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Police response	162	76%	13	6%	38	18%	213
Fire department response	153	77%	12	6%	33	17%	198
Ambulance	152	76%	13	6%	36	18%	201
Trash collection	158	77%	16	8%	32	16%	206

22. Are you comfortable using these services?							
	Yes		No		Don't know		Total Number of Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Police	170	80%	23	11%	20	9%	213
Fire	174	88%	3	2%	20	10%	197
Ambulance	169	86%	5	3%	23	12%	197
Trash collection	178	88%	7	3%	18	9%	203

23. For each of the following services, please indicate whether or not it is convenient for you to get to the service and whether or not that service is located in your community.									
	Convenient to get to		NOT convenient to get to		In the community		NOT in the community		Total Number of Responses
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	
Public transportation	286	50%	9	2%	270	47%	7	1%	572
Main food shopping	272	49%	21	4%	237	42%	28	5%	558
Dental care	208	42%	51	10%	163	33%	70	14%	492
Medical or health care	203	41%	57	12%	149	30%	85	17%	494
Pharmacy	235	47%	31	6%	182	37%	48	10%	496
Bank or credit union	240	45%	38	7%	204	38%	48	9%	530
Child care	145	41%	43	12%	121	35%	41	12%	350
Public library	245	50%	16	3%	199	41%	28	6%	488

RESIDENT SATISFACTION SURVEY DATA

24. For each of the following services, please indicate how satisfied you are with the quality of the service.

	Very satisfied		Somewhat satisfied		Somewhat dissatisfied		Very dissatisfied		I don't use this service		
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Total Number of Responses
Public transportation	189	66%	72	25%	2	1%	4	1%	19	7%	286
Main food shopping	124	44%	97	34%	1	0%	53	19%	7	2%	282
Dental care	86	35%	61	24%	3	1%	15	6%	84	34%	249
Medical or health care	119	48%	51	21%	2	1%	14	6%	62	25%	248
Pharmacy	135	53%	69	27%	1	0%	16	6%	34	13%	255
Bank or credit union	135	51%	70	27%	2	1%	23	9%	34	13%	264
Child care	58	29%	25	12%	2	1%	8	4%	110	54%	203
Public library	142	57%	52	21%	1	0%	18	7%	37	15%	250
Other public service	0	0%	0	0%	0	0%	0	0%	0	0%	0

25. Please indicate whether the following services are available in your language.

	Yes		No		Don't know		
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Total Number of Responses
Public transportation	210	77%	38	14%	25	9%	273
Main food shopping	222	83%	25	9%	20	7%	267
Dental care	182	76%	16	7%	40	17%	238
Medical or health care	190	81%	16	7%	30	13%	236
Pharmacy	192	79%	28	12%	23	9%	243
Bank or credit union	209	83%	20	8%	24	9%	253
Child care	127	67%	11	6%	52	27%	190
Public library	188	79%	19	8%	32	13%	239

RESIDENT SATISFACTION SURVEY DATA

26. Please indicate whether you are comfortable using the following services.							
	Yes		No		Don't know		
	Number of Responses	Percentage	Number of Responses	Percentage	Number of Responses	Percentage	Total Number of Responses
Public transportation	243	93%	9	3%	9	3%	261
Main food shopping	241	92%	15	6%	5	2%	261
Dental care	164	71%	20	9%	48	21%	232
Medical or health care	174	75%	14	6%	44	19%	232
Pharmacy	200	84%	12	5%	26	11%	238
Bank or credit union	212	86%	13	5%	21	9%	246
Child care	106	56%	11	6%	72	38%	189
Public library	203	86%	9	4%	24	10%	236

27. How safe would you say you feel walking in the community during the day time?		
	Number of Responses	Percentage
Very safe	153	50%
Somewhat safe	123	40%
Somewhat unsafe	21	7%
Very unsafe	7	2%
Total Responses	304	100%

RESIDENT SATISFACTION SURVEY DATA

28. How safe would you say you feel walking in the community at night?

	Number of Responses	Percentage
Very safe	26	9%
Somewhat safe	90	30%
Somewhat unsafe	108	36%
Very unsafe	77	26%
Total Responses	301	100%

30. How safe do you feel senior citizens are living in the community?

	Number of Responses	Percentage
Very safe	54	18%
Somewhat safe	149	50%
Somewhat unsafe	67	23%
Very unsafe	27	9%
Total Responses	297	100%

29. How safe do you feel children and youth in your community are going to and from school?

	Number of Responses	Percentage
Very safe	53	18%
Somewhat safe	151	52%
Somewhat unsafe	57	20%
Very unsafe	31	11%
Total Responses	292	100%

31. Compared to three years ago, how would you say this community has changed overall?

	Number of Responses	Percentage
The community has improved a lot	58	20%
The community has improved some	134	45%
The community has stayed about the same	83	28%
The community has declined some	14	5%
The community has declined a lot	7	2%
Total Responses	296	100%

RESIDENT SATISFACTION SURVEY DATA

33. Thinking about *the next three years*, how would you say your community is likely to change?

	Number of Responses	Percentage
This community will stay about the same	36	12%
This community will decline some	18	6%
This community will decline a lot	5	2%
This community will improve a lot	80	27%
This community will improve some	159	53%
Total Responses	298	100%

36. Which, if any, of the following opportunities do you need? (You may choose more than one)

	Number of Responses	Percentage
0-5 Education (Early Learning)	34	10%
Getting a high school certificate (GED)	33	9%
Training for a job (post high school education, trade programs, etc)	51	14%
Finding a job or a better job	55	15%
Improving your computer skills	55	15%
Taking English as a Second Language	33	9%
Funding for college or vocational training	60	17%
an indoor public pool would be nice	34	10%
Total Responses	355	100%

RESIDENT SATISFACTION SURVEY DATA

37. Do you currently rent your home, own your home or something else?		
	Number of Responses	Percentage
I rent my home	135	44%
I own my home	142	47%
I live with family or friends	24	8%
Other	4	1%
Total Responses	305	100%

39. Would you consider buying a home in this community?		
	Number of Responses	Percentage
Yes	84	49%
No	86	51%
Total Responses	170	100%

40. Which of these factors are reasons you have not yet bought a home in the community? (Choose all that apply)		
	Number of Responses	Percentage
Houses that are available in the community	20	11%
Physical conditions in the community	14	8%
Crime or other safety issues	19	11%
Quality of public services and/or schools	6	3%
Convenience to work, school, and/or shopping	8	5%
My personal financial situation	62	36%
State of the economy	25	14%
affordability	20	11%
Total Responses	174	100%

RESIDENT SATISFACTION SURVEY DATA

41. Of the factors you have chosen which ONE would you say is the PRIMARY reason you have not yet bought a home in the community?

	Number of Responses	Percentage
Houses that are available in the community	16	16%
Physical conditions in the community	3	3%
Crime or other safety issues	5	5%
Quality of public services and/or schools	0	0%
Convenience to work, school, and/or shopping	1	1%
My personal financial situation	57	58%
State of the economy	7	7%
Condo	10	10%
Total Responses	99	100%

42. Which of these factors are reasons you would not consider buying a home in the community? (Choose all that apply)

	Number of Responses	Percentage
Houses that are available in the community	26	14%
Physical conditions in the community	24	13%
Crime or other safety issues	35	19%
Quality of public services and/or schools	11	6%
Convenience to work, school, and/or shopping	13	7%
My personal financial situation	41	23%
State of the economy	14	8%
Already bought a home.	16	9%
Total Responses	180	100%

43. Of the factors you have chosen, which ONE would you say is the PRIMARY reason you would not consider buying a home in the community?

	Number of Responses	Percentage
Houses that are available in the community	7	10%
Physical conditions in the community	3	4%
Crime or other safety issues	14	19%
Quality of public services and/or schools	4	5%
Convenience to work, school, and/or shopping	4	5%
My personal financial situation	22	30%
State of the economy	7	10%
AC is pretty important, but also, jobs	12	16%
Total Responses	73	100%

44. As a homeowner, what if anything, are you worried about? (Check all that apply)

	Number of Responses	Percentage
Foreclosure	14	7%
Home repairs	44	21%
Property taxes	48	23%
Homeowner's insurance	17	8%
Inability to maintain home due to age or health	18	8%
Accessibility in your home	15	7%
Passing your home to a family member	12	6%
Budgeting and saving	28	13%
Yes	17	8%
Total Responses	213	100%

RESIDENT SATISFACTION SURVEY DATA

46. Including you, how many people 18 years of age or older live in your household?

	Number of Responses	Percentage
0	8	3%
1	68	24%
11	1	0%
2	119	41%
3	43	15%
4	20	7%
5	12	4%
6	10	3%
7	6	2%
8	1	0%
9	1	0%
Total Responses	289	100%

47. How many children under 18 years of age live in your household?

	Number of Responses	Percentage
0	189	67%
1	36	13%
2	26	9%
3	19	7%
4	6	2%
5	4	1%
6	4	1%
Total Responses	284	100%

RESIDENT SATISFACTION SURVEY DATA

49. If one or more: How many of those children are in childcare in your community?

	Number of Responses	Percentage
0	123	85%
1	8	6%
2	8	6%
3	3	2%
4	1	1%
5	1	1%
No, but one need it	1	1%
Total Responses	145	100%

51. If one or more: How satisfied are you with the school(s) those children attend?

	Number of Responses	Percentage
Very satisfied	50	60%
Somewhat satisfied	27	33%
Somewhat dissatisfied	3	4%
Very dissatisfied	3	4%
Total Responses	83	100%

50. If one or more: How many of those children attend school in your community?

	Number of Responses	Percentage
0	86	61%
1	23	16%
2	17	12%
3	9	6%
4	2	1%
5	2	1%
none	1	1%
Total Responses	140	100%

53. What is your age category?

	Number of Responses	Percentage
18-24	29	10%
25-34	76	27%
35-44	62	22%
45-54	37	13%
55-64	38	13%
65 or older	44	15%
Total Responses	286	100%

RESIDENT SATISFACTION SURVEY DATA

54. What is your gender?		
	Number of Responses	Percentage
cisgendered woman	1	0%
Female	188	66%
Male	93	33%
person	1	0%
Total Responses	283	100%

55. What is your gender (categories)?		
	Number of Responses	Percentage
Male	93	33%
Female	188	66%
Other	2	1%
Total Responses	283	100%

56. Do you consider yourself to be Hispanic, Latino, or Latina?		
	Number of Responses	Percentage
Yes, Hispanic/Latino/Latina	24	8%
No, not Hispanic/Latino/Latina	271	92%
Total Responses	295	100%

RESIDENT SATISFACTION SURVEY DATA

57. What is your race?		
	Number of Responses	Percentage
Black/African American	76	26%
Caucasian/White	88	30%
American Indian/Aleut/Eskimo/Alaska Native	2	1%
Asian	79	27%
Native Hawaiian/Pacific Islander	6	2%
Mixed race	23	8%
Other	21	7%
Total Responses	295	100%

58. Would you say that in general your health is (choose one):		
	Number of Responses	Percentage
Excellent	80	27%
Very good	99	33%
Good	81	27%
Fair	31	10%
Poor	9	3%
Total Responses	300	100%

BUSINESS SURVEY



Target Business Interviews

General Business Information

Business Name: _____

Address: _____

Interviewee's Name: _____ Owner? ____

Ethnicity of Ownership: _____ Number of Employees _____

Business Clientele

1. What can you tell me about any changes in clientele in past 5 years?

Follow ups:

- If you are seeing changes in clientele due to the light rail running, what times are people coming?
- How about clientele changes culturally? Geographically? Age?
- How do you think it might change in the future?

Effect of Growth & New Development on Business

2. In the past year (over the past 12 months) what changes have you seen in your revenues? [Positive/Negative? Up to 10%? 25%? 50%? 75%? More?]



Target Business Interviews

Other Factors

3. What other factors do you feel are affecting your business right now?

- Economic situation?
- Capital constraints?
- Competition?
- Transportation?
- What about parking?
- Marketing?

4. What type of technical assistance do you need? Would you be willing to pay a percent of the assistance?

- Menu design
- Budget development
- Tax filing assistance
- Façade improvements
- Web design
- Establishing social media presence
- Business planning
- Entrepreneurial training
- Tax preparation assistance
- Accounting assistance
- Legal assistance



Target Business Interviews

5. Have your lease terms changed over the past year?

Gross lease - typically means a tenant pays one lump sum for rent, from which the landlord pays his expenses.

Net lease - a smaller base rent, with other expenses paid for by the tenant

Modified gross lease - a happy marriage between the two

6. Do you have access to capital? If not have you needed, do you need now or do you think you will need capital in the future?

What size Loan? \$500 - \$2,000, \$2,000-\$10,000, \$10,000 - \$50,000, \$50,000 or more

What kind of terms? 6% paid back in 2 months, 7% paid back in 6 months or 9% paid back in 1-5 years

7. What other types of businesses and services would you like to see in this neighborhood that would complement your own business?

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