



RAINIER BEACH
A Place For Everyone

Rainier Beach Economic Development Roundtable

2pm – 3:30pm Wednesday May 2, 2018

RBAC Office 9013 MLK Jr. Way S. Seattle, WA 98118

Meeting Outcomes: Checked In, Updated on current ED Initiatives/Projects, Strategy for priorities & Next Steps

In attendance: Cindy Jones, Jenny Frankl, Sean Watts, Jonathan Smith, Heidi Hall, B.J. Stewart, Monika Mathews, Natalia Roberts, Mahogany Villars, Sarah Valenta

MEETING AGENDA

Time	Min.	Agenda Item	Lead
2:00pm	15 min.	Welcome, Snacks & Introductions	All
2:15pm	15 min.	Announcements & Economic Development Updates - Approve Meeting Minutes - Announcement & Updates from all	All who attended
2:30pm	55 min.	New & Old Business - Seattle Parks Foundation, L2L Implementation Framework & Connections to RB Economic Development Outcomes/Priorities (10mins) - Bellwether Housing Development & Connection to RB Economic Development Outcomes/Priorities (10mins) - Business District Profile examples - Update on Vincent Property & Opportunity to influence business/retail space	Sean Watts, Jonathan Smith, Patrice, Heidi
3:25pm	5 min.	- Wrap – up Questions & Next Steps	Patrice & All

Notes for Next Steps

To Do's	Person	Date	Status
Announcements	B.J.		Done
Meeting minutes			Done
Seattle Parks Foundation – Sean Watts	Sean, Patrice		In prog
Proposing Master Economic Development Plan: Example would be plan for South Park/Georgetown and Duwamish - Does this work to get folks to think about all the priorities – most <i>fundraisable</i>			

	<ul style="list-style-type: none"> - Also adapting this to Lake City and Little Brooke - Cannot work in this realm and not work with anti-displacement and gentrification - SPF wants to do more deliberate investment in Housing/development - Wants to bring in developer and those more directly involved in this process - One step further in to a larger eco dev realm - Sean will be talking to the School District - Is putting together a request for the SPF Board, got money from someone and wants to invest in catalytic project – there is a chunk of money - Client is the neighborhood <p>How are we activating space – interim use Does any of this lead to community ownership How do we develop community land trust **Follow up meeting to discuss further</p>			
<p>Bellwether Housing – Jonathan Smith</p>	<ul style="list-style-type: none"> - Configurations passed out - Three schemes designed for the site - Rose one site – learned that there is still need for family sized units - Is looking to build 150-170 family size at 40-50-60% - Childcare space 10sq feet – tiny tots - Ethiopian Community Center also said there was a need - Financing for those business space – OED/RVCDF <p>2 retail space on ground floor – we need to know what the need in community is- we need guidance – retail will be right next to each other</p> <ul style="list-style-type: none"> - Is still doing outreach - Right outside of the urban village – is waiting to see what the MHA implications are - - should we do contract rezone – C Zoning which will give higt and commercial space <p>What is your timeline? 2021 What are you basing AMI on How do we stay engaged for Commercial Space * how are you engaging potential business for childcare – what is the bidding process – how can we connect current business. – Schedule meeting with Development Team **What feedback have you gotten? – job training, entrpnr, shared work space, afterhours space to work (Hillman city Collab/funding), FID, afterschool space,</p> <ul style="list-style-type: none"> - Financing for the buildout – then the space would be leased out - Is looking into ownership models? Will connect with OED on this model <p>Hing Hay Co Works in CID, WeWorks</p>			

	<p>We need more youth space for them to kick it, what does this look like for 2021 – can we insert space and unit for seniors.</p> <p>How competitive is the process? Is there chance to not be competitive and both or all be funded (4% project means there is more debt)</p> <p>AMI in RV is 88K</p> <ul style="list-style-type: none"> - Jonathan will share the numbers and track it – we are doing so much work and we need to make sure folks are here to enjoy it <p>Performa is what investors pay attention to – National Low Income Housing Calculator – determines the affordability trend</p> <p>When do you need input, we have until late summer</p>			
BEDC 1pager				
<p>Wrap-Up</p> <p>Data, information and items we need to follow up on:</p> <p>Census maps to show the history of Seattle and the communities of color Capital and political power is the game changer **Impact and Mitigation fees- Real estate investment trust – we can get matching fund If this is going to be sustainable, we need to rally around the 3+ projects Is there already a plan for development for Rainier Beach – how do we get credible messengers We need to know everything that is going on to make sure we know now to plug into it Title One School - there is impact on retired engineers who want to be in the schools **How are we building where we project folks will be Rich in community centers and parks **Real Estate Investment Trusts – Navigating whats available and acquiring</p> <p>Check out</p> <p>Commercial Affordability What are we doing for the year – months left **Learn more about land trust/impact and mitigation fees to be pooled</p> <p>Community fund # Issue is development and community ownership **Wyking, can we come speak about what and how we can do what the CD is **Graduation 2018 the mandate is brovote – voter registration and mentorship **We need to get ahead of the game – engage the developers</p>		All, Patrice		

****How do we start incorporating the process of voting into our day to day and show folks the immediate outcomes**

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