



City of Seattle
Edward B. Murray, Mayor

October 12, 2015

Councilmember Mike O'Brien, PLUS Committee Chair
Councilmember Tim Burgess, PLUS Committee Vice-Chair
Councilmember Nick Licata, PLUS Committee member
Seattle City Council
600 Fourth Avenue, 2nd Floor
Seattle, WA 98104

Dear PLUS Committee Members:

Thank you very much for your invitation and partnership to develop *Growth and Equity, Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy* (Equity Analysis) as a companion document to the *Environmental Impact Statement for the Seattle Comprehensive Plan Update* (EIS). We have had a lot of good discussion and feedback on this document.

It is our shared desire that Seattle continues to be a diverse city – a city that welcomes and embraces people from different cultures, races, ethnicities, and incomes. Thank you also for your letter of June 15, 2015 about the *Growth and Equity Analysis for Seattle 2035*, and for Councilmembers O'Brien and Licata for meeting with us. That was a very helpful discussion.

Your letter recommends a path forward that would not allocate the greatest number of new housing units to high displacement risk areas and thus cause the greatest displacement of marginalized populations without robust public intervention. We believe our objectives are aligned. As we discussed at the meeting, we can achieve your recommendation of not allocating the greatest number of new housing units in high displacement risk areas within the parameters of the four alternatives that have been analyzed, and that we can do this without adding an additional growth alternative to the EIS.

More significantly, we agreed that in addition to creating equitable policies and legislation, it is imperative that we immediately begin work on mitigation investments to offset the increased risk of displacement in a manner that improves outcomes for our marginalized people and communities. A coordinated approach that links growth with mitigation strategies and investments offers the opportunity for Seattle to grow AND remain diverse and welcoming. In



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this way, rather than becoming two parallel cities, one for those with means and one for those without, Seattle can be one city. A city that cares for all its people.

The Final EIS and Final Equity Analysis will inform a final growth strategy that leverages growth to improve race and social equity in the city. The Draft EIS and the Equity Analysis (May 2015) analyzed the four alternatives that bracket a possible final growth proposal. The final proposal will take into account:

- a. where growth is already occurring or will likely to occur in the near future;
- b. how much growth should be assigned in low access to opportunity / high displacement risk areas to minimize displacement but still allow the area to participate in the benefits of growth, allowing growth to leverage the needed public investments; and
- c. where growth can allow low income people to live in high access to opportunity areas.

It is possible that the final growth allocations for high displacement risk areas such as Southeast Seattle may be less than what is shown in Alternatives 3 and 4 but still enough to both reflect market reality (that development is happening here whether we assign growth here or not) and to drive public investments to create community stability and economic mobility for marginalized people and communities.

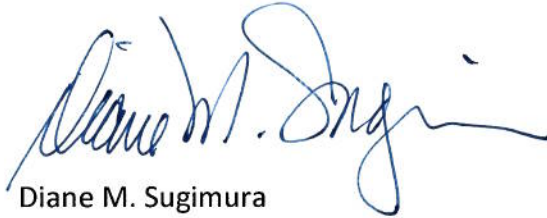
Mitigation strategies are essential to achieving the Comprehensive Plan goals and policies. Without them, we would just have words on paper. As you know, we have been working with PolicyLink in the development of the Plan goals and policies, as well as the development of mitigation strategies. We are currently reviewing their preliminary analysis and recommendations related to the draft Comprehensive Plan. In addition, we have invited them to meet with key community leaders in our most marginalized communities – the Central District, Chinatown/International District /Little Saigon, and Southeast Seattle – specifically to discuss displacement mitigation strategies.

We anticipate mitigation will take the form of public investments and programs that meet the needs of marginalized people and reduce disparities in quality of life outcomes such as good education, living wage employment, healthy environment, affordable housing and transportation. A significant and coordinated investment that is well informed by the communities most impacted by growth is needed. To this end, the following are examples of work already underway:

- a. Advance Economic Mobility and Opportunity through the Rainier Beach Innovation District and the Financial Opportunity Center – to remove barriers and create education, training and pathways to living wage careers;
- b. Build on Cultural Assets through the development of a shared Multicultural Community Center in Southeast Seattle (\$50,000 has been included in the Mayor’s budget proposal)
- c. Prevent Residential, Commercial and Cultural Displacement through strengthening the commercial district at places like Othello and Chinatown / International District / Little Saigon, exploring models of long-term affordable commercial space, and implementing the recommendations of the Housing Affordability and Livability Advisory Committee, including the Mandatory Housing Affordability programs, the MFTE legislation you recently supported, and the City’s efforts to lobby for a preservation tax credit.

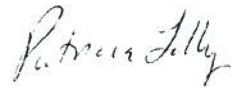
Thank you for your support of this important work. We have much work to do, but we are excited by the prospects. Working together, and with those communities most impacted by our strong economy and rapid growth, we can make Seattle a city whose access to opportunity is equitably distributed throughout the city, and all people are able to flourish regardless of race or means.

Sincerely,

A handwritten signature in blue ink, appearing to read "Diane M. Sugimura". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Diane M. Sugimura
DPD Director, EDI Co-Chair

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia Lally". The signature is cursive and somewhat compact.

Patricia Lally
SOCR Director, EDI Co-Chair

