

**EQUITABLE DEVELOPMENT INITIATIVE
FUNDING ROUND - RFP GUIDANCE**

2025

REVISED 8/21/2025



Seattle Office of Planning
& Community Development
Equitable Development Initiative

ABOUT EQUITABLE DEVELOPMENT INITIATIVE FUNDING

The City's purpose for [Equitable Development Initiative](#) (EDI) funding is to support projects that address displacement and lack of access to opportunity for historically marginalized communities in Seattle. Successful projects will be those that best demonstrate a connection between their organization and the ability to impact the Equity Drivers identified in the [Equitable Development Implementation Plan](#).

EDI Origin Story

The EDI was envisioned by community organizations as a response to the displacement pressures and historical lack of investment that has occurred in communities of color in Seattle. The Seattle 2035 Comprehensive Plan policies emphasize equity of opportunity across the city. However, displacement pressures continue to increase, and communities need additional tools to stabilize existing communities and neighborhoods.

The Office of Planning and Community Development (OPCD) and the Seattle Office for Civil Rights (SOCR) brought together and supported the Race and Social Equity Task Force in 2015. The Task Force included community leaders from three neighborhoods experiencing very high risk of displacement: The Central Area, Chinatown/International District, and Southeast Seattle. The Race and Social Equity Task Force has collectively provided their expertise to help shape the Comprehensive Plan, Growth Strategy, Equitable Development Implementation Plan, and advocated for the EDI through the Equitable Development Financial Investment Strategies.

City Council adopted the [Equitable Development Implementation Plan](#) and the [Equitable Development Financial Investment Strategies](#) as part of an effort to directly resource the mitigation strategies of the Comprehensive Plan. These documents outline EDI interventions that should be targeted towards six Equity Drivers combined to create broad anti-displacement strategies.

EDI 2025 Funding Available: \$24.3 Million

The current funding will be split across several different buckets.

Please review the requirements and eligibility for each track.

14 Million Dollars available for current EDI grantees with active projects.

For the context of this RFP, an active project is defined as an EDI project previously awarded EDI funding to support building capacity, land acquisition, or construction of the proposed facility. Funding will be prioritized for projects that anticipate moving to the next phase of development, particularly those with acceleration towards a completed project that will begin operation and enter the annual service provision and reporting period within two years of receipt of funding. Funding will not be considered for new projects or significant project scope expansion. Applicants may apply for:

- Up to \$150,000 for capacity building across two years (projects that received capacity building funds during the 2024 RFP are not eligible for 2025 capacity building)

- Funding for your capital project to support capital and qualifying predevelopment expenses for existing projects that require additional funding support.
- For capital funding requests, submit a request that is reflective of your actual funding need.
- **Priority will be given to projects that are able to demonstrate their ability to enter operation and service provision by the end of 2027.**
- [Apply for Capital Funding as an existing EDI project](#)
- [Apply for capacity Funding as an existing EDI project](#)

\$10 Million Dollars for new EDI Capital Projects

- There will be no cap on awards, but EDI will select a maximum of 3-4 new projects.
- You may apply for funds to support capital expenses including qualifying predevelopment, development, and construction for your project. Priority will be given to projects that are able to demonstrate their ability to enter operation and service provision by the end of 2027 and where EDI funds will complete all fundraising needed.
- For capital funding requests, submit a request that is reflective of your actual funding need.
- **Existing EDI grantees who are pursuing a new project need to apply to this bucket.**
- Up to two years of capacity building funds will be considered for applicants submitting for this bucket (\$75,000 per year for \$150,000 total).
- [Apply for Capital Funding as a new EDI project](#)

\$300,000 Dollars for new EDI Capacity Building Projects

- EDI will only select a maximum of 3-4 new projects.
- Maximum request of \$75,000.
- Capacity building funds are suitable for organizations who are very early in their process of planning for a future facility. EDI capacity building funds may be used for eligible costs to support organizational development, project visioning and community engagement, and early project due diligence.
- [Apply for Capital Funding as a new EDI project](#)

EDI Values

- **Centering communities most impacted by displacement** – We value efforts that focus decision-making processes on structures of community development with clear accountability to impacted community members.
- **Community-driven strategies** – We believe in community self-determination, influence, and leadership. We know that communities are resilient and resourceful, and that tapping into their own collective cultural cornerstones of curbing displacement is key to ownership of initiatives and projects, as well as reducing invisibility.
- **Broad-based community development** – We value organizations that reflect the complexity of community needs such as: economic development, affordable housing, cultural development, education, healthcare, food sovereignty, etc.
- **Acknowledging historic injustices** – We value efforts that are explicit about addressing systemic racism and the institutional barriers that exist for communities of color.

- **Accountability** – We support efforts which are most likely to bring improvements to the lives of those impacted by displacement and lack of opportunity. We recognize that affected communities deserve strong, accountable, accessible, transparent, and culturally appropriate solutions that include ongoing oversight of government and other entities to address the negative impacts they have experienced.
- **Leverage** – We support efforts that leverage community resources and support the existing assets available to low-income communities that are not typically recognized or valued in community development processes.
- **Flexibility and interdependence** – We strive to create processes that reduce barriers to participation while providing a fair structure for all communities seeking to participate in the EDI. We recognize that all places and people are interconnected and commit to an approach of collective impact.
- **System change** – EDI funding is intended to advance projects that re-imagine the development process in a way that prioritizes long-term benefits and capacity for community members.

Distinctive features of EDI funding

- Organizations that are interested in applying for EDI funding are eligible to access capital funds as the project progresses, subject to the needs of their project and funding availability.
- Funding is limited to organizations/coalitions led by impacted communities, working on advancing economic and racial equity in communities at high risk of displacement.
- EDI funding is intended to be targeted towards communities that are experiencing, or are at highest risk of experiencing, displacement pressures as a result of Seattle’s growth. Additionally, priority goes to communities that have historically experienced specific policies that limit the opportunity of people of color.
- EDI generally assumes that engagement with partners will involve a multi-year process of building capacity, developing a project, and overseeing implementation and reporting.
- We aim to distribute funding broadly among communities that are impacted by displacement and historic disinvestment.
- EDI may recommend alternative funding strategies for projects that are able to access existing resources to maximize the amount available to communities. EDI funding is intended to complement existing funding sources and address gaps identified by communities in the resources available to them.

Applicant Eligibility

EDI funding is intended to support anti-displacement strategies and promote economic development opportunities by championing community-initiated solutions to displacement. As such, EDI funding will prioritize applicants who are best able to demonstrate a thorough organizational commitment to equitable development as both practice and outcome in the relationship between their organization and the community whose interests they seek to represent.

Receiving EDI funding is contingent on meeting program requirements and completing pre-contracting due diligence activities. EDI funds cannot be used for regular operations as awards must be applied to developing the capacity of the organization and advancing the capital project selected for funding.

Applicant Minimum Criteria

Priority will be given to organizations that best meet most of the following criteria:

1. Is the applicant incorporated as a nonprofit in the State of Washington?
 - a. If not, does the organization have a fiscal sponsor and does the fiscal sponsor limit sponsor fees to 10 percent of the funding award or less and have a clear strategy to support the organization's long-term capacity-building work? (EDI will not contract for capital funding through a fiscal sponsor)
 - b. EDI may make exceptions where a for-profit organization can demonstrate extraordinary accountability to impacted communities and where requiring non-profit status or fiscal sponsorship would add unnecessary costs and inefficiency to the project.
2. The proposal must demonstrate work that primarily serves City of Seattle residents located within communities that face high risk of displacement.
3. The applicant must be in good standing with any other open City of Seattle contracts, grants, and/or loans.
4. The project addresses at least three of the Equity Drivers from the *Implementation Plan*. Proposals should focus on only the **three** drivers that best fit the project concept.

Equity Drivers

The City's purpose for EDI funding is to support projects that address displacement and lack of access to opportunity for historically marginalized communities in Seattle. Successful projects will be those that best articulate a connection between their organization and the ability to impact the Equity Drivers identified in the EDI *Implementation Plan*.

Applicants should be able to explain how their project will affect the Equity Drivers as well as how they propose to monitor the project's effectiveness.

To assist applicants with interpreting the Equity Drivers, the [EDI website](#) has project summaries of several EDI projects in development.

The Equity Drivers are:

D1: Advance Economic Opportunity. Promote economic opportunities for marginalized populations and enhance community cultural anchors. Provide access to quality education, training, and living wage career path jobs.

D2: Prevent Residential, Commercial, and Community Displacement. Enact policies and programs that allow marginalized populations, businesses, and community organizations to stay in their neighborhoods.

D3: Build on Local Community Assets. Respect local community character, cultural diversity, and values. Preserve and strengthen cultural communities and build the capacity of their leaders, organizations, and coalitions to have greater self-determination.

D4: Promote Transportation Mobility and Connectivity. Prioritize investment in effective and affordable transportation that supports transit-dependent communities.

D5: Develop Healthy and Safe Neighborhoods. Create neighborhoods that enhance community health through access to public amenities, healthy, affordable, and culturally relevant food, and safe environments for everyone.

D6: Equitable Access to All Neighborhoods. Leverage private developments to fill gaps in amenities, expand the supply and variety of housing and employment choices, and create equitable access to neighborhoods with a high access to opportunity.

Funds Available

The Equitable Development Initiative has \$24.3 Million in 2025 funding available for projects. Projects that do not use their funds within the two-year period may be required to reapply for the remaining awarded funds to ensure that projects are still active.

Note: EDI awards are not contracts. Successful applications will still need to negotiate specific contracts with OPCD before City funds are expended.

Funding Tracks

Application Type	Funding Cap	Total Funding Available
Current EDI Project: Capacity-Building	\$150,000 (two years of \$75,000)	\$14 Million
Current EDI Project: Capital	No cap, may include up to two years of capacity building in proposal (two years of \$75,000)	
New Applicant: Capital	No cap, may include up to two years of capacity building in the proposal	\$10 Million, maximum of 4 projects awarded
New Applicant: Capacity	\$75,000	\$300,000, maximum of 4 projects awarded.

While EDI does not require an administrative fee to be deducted from the award, there are a few administrative costs that are paid for by the awardees, including:

- Appraisal fee – For acquisitions, EDI is required to order a third-party appraisal.
- Escrow fees, where applicable.
- Recording fees, for instruments recorded on title.
- The City's loan policy of title insurance.

These costs and fees will range depending on the value of the acquisition, instruments to be recorded, and deal-specific closing fees. The third-party appraisal is ordered directly by EDI staff and the qualified bidder with the lowest cost and ability to meet deal timelines will be selected. Costs for appraisals typically range from \$2,500-\$5,500, but may vary.

Eligible Uses

Capacity-building:

Capacity-building funds are intended to help partner organizations deliver successful project outcomes. Funding agreements will require that awardees demonstrate specific deliverables and benchmarks that show how the additional capacity will be able to assist in delivering the proposed outcomes of the EDI project. EDI staff will negotiate contract specifics with awardees based on the needs of the organization.

Applicants are encouraged to include coalition partners in the uses of funding.

Applicants are also encouraged to utilize the services of technical experts and consultants such as legal, accounting, owner's representative/development manager, architect, or others as applicable in the preliminary planning and due diligence of the project.

EDI has developed a Network of Support Roster in addition to other grantee resources which may be accessed here: <https://www.seattle.gov/opcd/current-projects/equitable-development-initiative#granteeresources>

Regular organizational operating costs are not eligible expenses.

Predevelopment:

Predevelopment typically comprises due diligence activities prior to site control. Funding requests must show a preliminary Sources and Uses budget for the overall development. EDI funding must be shown as a source within the budget along with each potential line item. EDI staff may reject proposals that clearly violate criteria for other public funders that would be involved in the project.

EDI may place disbursement restrictions on pre-development expenses prior to site control to help projects have resources to conduct initial due diligence while ensuring substantial commitment to the project site before additional funds are spent.

- Predevelopment funds should be incorporated into a request for acquisition or development and construction funds.

Organizations are encouraged to identify key site information by utilizing the Seattle Department of Construction and Inspections (SDCI) Property Information Map by visiting this link: [SDCI Property Information Map \(GIS\)](#). To schedule a free 20-minute virtual meeting for guidance on permitting, contact Peter Fuerbringer by emailing him at Peter.Fuerbringer@seattle.gov. If you would like to have a free 20-minute virtual meeting with SDCI, please contact Peter as soon as possible, in order to secure a meeting while the RFP is open.

Acquisition:

Acquisition funding is focused on land/property for non-residential uses. EDI funding can be used to reimburse all reasonable related costs associated with the property transfer. The City requires certain instruments to be securitized and recorded on the property title including covenants and deed restrictions, to ensure that the site is used for the proposed public benefits. EDI staff may reject proposals that clearly violate criteria for other public funders that would be involved in the

project. EDI funding for acquisition of occupied spaces will likely prompt relocation requirements for both residential and commercial tenants that must be paid by the project.

EDI disburses acquisition funds at closing, to an escrow account established by the awardee, and only after all due diligence (See [Grantee Resources Page](#) for Due Diligence checklist) requirements have been satisfied to meet EDI's contracting requirements.

The typical EDI contracting process for property acquisition takes approximately 90 days once the awardee begins providing due diligence materials such as a Purchase and Sale Agreement, an ALTA survey, a Phase 1 Environmental Site Assessment, the organization's bylaws, a Board Resolution approving the acquisition, and other requirements that may be determined on a case-by-case basis.

Development and Construction:

EDI funding may be used for hard construction costs as well as soft costs associated with the development and construction phases. EDI funding may not be used to purchase moveable Furnishings, Fixtures, or Equipment that are not integrated into the building function or items with a lifespan under 13 years. In mixed-use projects, EDI development and construction funding is prioritized for non-residential uses. EDI will require applicants to comply with all relevant state and local statutes. EDI staff may reject proposals that clearly violate criteria for other public funders that would be involved in the project.

EDI funding for construction will likely prompt Prevailing Wage requirements that need to be anticipated in the construction cost estimate. Awardee organizations will need to register as an Awarding Agency with L&I, and all prime and subcontractors will be required to file Intents to Pay Prevailing Wage prior to start of construction and must file Affidavits of Wages paid with L&I weekly. Refer to the Washington State Department of Labor & Industries (L&I) Public Works Projects website for more information. Link: [Awarding Agencies](#)

Underwriting Restrictions

1. Staff will work closely with awardees to ensure awards are spent down within a two-year period. Awards not spent within a 2-year period will be re-evaluated to determine whether the award should remain active.
2. Capital requests should be in line with cost per unit and/or per square foot restrictions from other funders involved in the project budget.
3. EDI staff will coordinate with other public funders to ensure that proposals are not seeking duplicative funding for the same deliverables.
4. Approvals and final contracts may include conditions on funding to ensure the project meets legal requirements and adequately addresses potential risks to public funds.
5. Contracts may impose restrictions on consultant expenses for capacity-building grants in cases where the applicant may be over-reliant over a long period on outside expertise.
6. EDI staff may impose restrictions or decline funding where risks and rewards in development partnerships are not equitably shared between partner organizations.

7. EDI staff may collaborate with other funding agencies to identify alternative sources where there is a path for project success that does not rely on EDI funding.

EDI 2025 Application Technical Assistance (NEW)

This year EDI will provide technical assistance (TA) to applicants. Each applicant may use **no more than two hours** of technical assistance and may select their consultant from the TA Provider list below. We recommend scheduling at least one hour early in the application process so that the consultant can get to know your organization and your project. We recommend a follow-up meeting with the same consultant for strategy or review. This time is free of charge to the applicant. TA providers are experts in their field and will give general advice about how to respond to prompts and review for completeness but will not write your application or give specific feedback on your proposal. EDI will not pay for application support provided by any other provider.

TA providers can support in the following ways:

General Grant Application Assistance	Project Scoping- Real Estate Development
<p>Please select a consultant from this list if you are only applying for Capacity Building or want narrative support.</p> <p>Coaching:</p> <ul style="list-style-type: none">• General application preparation• Budget and workplan support• Review for completeness <p>Consultant expertise: general grant support</p>	<p>Please select a consultant from this list if you want technical support to describe your project scope, costs, timeline, etc. in your application for Capital Funding.</p> <p>Coaching:</p> <ul style="list-style-type: none">• General application preparation specific to capital projects• Review for completeness• Review accuracy and completeness of sources and uses budget, cashflow, and schedule <p>Consultant expertise: architect / developer / owner's rep</p>

Applicants will schedule with TA providers using the scheduling links below.

Only schedule with one provider. Please do not schedule time with a TA Provider to seek guidance on eligibility for EDI funding. TA Providers are not able to advise on eligibility. If you have any questions about your organization or project's eligibility for EDI funding, please contact EDI staff at PCD EDI RFP@seattle.gov before scheduling with a TA provider.

The following list of TA providers is organized by type of support. Please select one provider from one type of support (General Grant Application Assistance OR Project Scoping).

General Grant Application Assistance TA Providers (expertise most suited to capacity funding applications)	
TA Provider Name	Link to Schedule
Emil Paddison	https://calendar.app.google/dwqfo6pit2BpG4LeA
Blackfox Studios	https://bit.ly/blackfoxstudiosgrants
Co-Rippling	https://calendly.com/kat-co-rippling/edi-grant-support-1-hr-meeting
Inclusive Data Solutions	https://calendly.com/d/cst8-2wv-gwt/ta-support-with-the-inclusive-data-team-clone
Sul'n Chon	https://calendly.com/novum-lux/edi-grant-application-assistance
NH Consulting	https://calendly.com/nancy-391/grant-ta
Ethical Rainmaker Consulting	https://calendly.com/michellemuri/one-on-one-with-you
Project Scoping-Real Estate Development Providers (expertise most suited for capital funding applications)	
TA Provider Name	Link to Schedule
Evergreen Project Managers	https://calendar.app.google/fqUoKkj13TgWkoZK9
JMA Group	https://zcal.co/jma-group
Justice Works Consulting	https://calendly.com/edwin-justiceworks/sea-edi-ta-project-scoping-w-edwin-lindo-clone
Bright Form Real Estate	https://calendly.com/james-brightformre/30min
Merganser Project Management	https://calendar.app.google/juKwsjM7ZQh3oqd78
Synchronic Services	https://calendly.com/shannon-synchronicservices/edi-ta-project-scoping
Schemata Workshop	https://calendly.com/grace-schemataworkshop/edi-technical-assistance-with-schemata-workshop

Sage Architectural Alliance (Valerie Thiel)	https://outlook.office.com/bookwithme/user/410a62353d2245a08aeca9632878ff32%40sagearchalliance.com/meetingtype/ySexb5S4IECGVGbbpVieNw2?anonymous&ismsaljsauthenabled
Sage Architectural Alliance (Grace Leong)	https://calendly.com/grace-s-mgl/edi-technical-assistance-60-minutes

EDI 2025 Funding Round Review Process

Applications will be reviewed by a community panel to identify projects that meet the goals of the EDI Implementation Plan and priorities outlined in this guide. The community panel will provide a recommendation to the OPCD Director and the Mayor's Office before final funding awards are announced.

EDI 2025 Funding Round Timeline

1. OUTREACH: **ONGOING**
2. REQUEST FOR PROPOSALS IS RELEASED: **August 11th, 2025**
3. Technical Assistance for Applicants available: **August 11th- September 26th, 2025**
4. DEADLINE FOR QUESTIONS: **September 22nd, 2025 at 5 pm**. Responses will be shared by COB on September 25th. All questions need to be submitted to the OpenGov Application Q&A Portal. Responses to Q&A questions will be posted on the portal and will notify applicants.
 - For questions about this RFP, please contact [PCD EDI RFP@seattle.gov](mailto:PCD_EDI_RFP@seattle.gov)
5. INFORMATION SESSIONS:
 - Wednesday August 20th 5:00-6:00 PM:
[Join the meeting](#)
 Meeting ID: 223 764 288 852 5
 Passcode: Az7uU2Nx
 - Wednesday September 10th, 10:00 -11:00 AM
[Join the meeting](#)
 Meeting ID: 236 349 738 091 8
 Passcode: ZT9fD6pq
6. APPLICATIONS ARE DUE: **September 29th, 2025**
 - All applications are received by **11:59 p.m.** Late submissions will not be accepted without pre-approval in writing from EDI staff.
7. APPLICANTS ARE NOTIFIED: **Approximately End of December 2025**
8. CONTRACTS: **ONGOING THROUGH 2026**
9. EVALUATION: **ONGOING**

Application Review

Projects that best meet the objectives of the Equitable Development Implementation Plan will be prioritized. Applications will be reviewed based on a system established by the work of [Social Justice Fund NW](#) but adapted for this EDI funding process. The review criteria, described below, includes questions in each section intended to help guide responses. Applicants are encouraged to review the questions as well as the [Implementation Plan](#) for guidance.

Scoring System

Each question will be scored on a scale from 1 (low score) to 5 (high score). Review will take scoring into consideration alongside board and program priorities of geographic distribution, type of project, and communities served.

1. Equity Drivers

Overall Question: Will the proposed work meaningfully address displacement pressure or opportunity gaps in the community?

STRONG (deserves high score)	AVERAGE	WEAK (deserves low score)
Does the proposal thoroughly and effectively describe measurable outcomes that advance EDI equity drivers?	Does the proposal describe some measurable outcomes without adequately describing how it aims to advance EDI Equity drivers?	Does the proposal lack a vision or fail to describe how it aims to advance EDI Equity drivers?
Is the project sufficiently able to address the community need as proposed?	Does the proposal identify some ways that the project addresses community need?	Does the project fail to address the community need as proposed?
Does the project represent a substantial effort to address three Equity Drivers equally?	Does the project address at least two Equity Drivers?	Does the project fail to represent the Equity Drivers?

2. Depth of Relationship to Community

Does the proposal:

- 1) Come from communities that are in high-risk displacement neighborhoods?
- 2) Include community members in the decision-making leadership of the organization?
- 3) Derive from an established, accountable, and inclusive community process?

STRONG (deserves high score)	AVERAGE	WEAK (deserves low score)
Does the leadership (Board and Executives) of the applicant reflect the community being served?	Is there some reflection of the community being served and organization in the leadership, or is it unclear?	Is there significant disparity between the organization's staff and the community?
Does the organization's governance structure demonstrate clear focus on anti-displacement or community-development work?	Does the organization broadly identify ways in which anti-displacement or community development is considered?	Is this proposal a significant departure from the organization's founding mission and purpose?
Does the organization show a history of building neighborhood or community capacity generally?	Has the organization had some success in building neighborhood and community capacity?	Does the organization primarily build programs capacity internally?
Does the total proposal budget adequately resource all partners in the proposal?	Does the project proposal budget contain both reimbursable and non-reimbursable work of partner organizations?	Does the collaboration rely on the unreimbursed work of partner organizations?
The proposal contains a clear description of how the project will be accountable to community members.	The proposal minimally describes how the project will be accountable and a sufficient feedback structure.	There is no formal structure for feedback or accountability within the proposal.
Does the applicant demonstrate a depth of awareness and alignment with other organizations serving the identified community?	Is there a potential opportunity for the applicant to further collaboration with other organizations within the community?	The applicant has not indicated that other community-based organizations have been included in project outreach and planning

3. Site Control Readiness and Project Scope

Overall Question: Is the project likely to be successfully implemented?

STRONG (deserves high score)	AVERAGE	WEAK (deserves low score)
Does the organization, factoring in proposed capacity-building efforts, have the ability to deliver on the proposal?	Does the organization display some ability to deliver on the proposal?	Is the proposal clearly outside of the ability of the organization to be able to accomplish?
Is the provided budget comprehensive and inclusive of full project scope costs, with sources (committed and proposed) indicated?	Does the proposed budget demonstrate some consideration of cost? Is the provided budget lacking in some detail for the proposed scope of work?	Does the provided budget fail to align with the scope of work as described?
Does the proposal have a clear understanding of the potential risks and strategies to mitigate those risks?	Has the proposal minimally identified potential risks and mitigations?	Are there significant issues that are not addressed that would limit the project's implementation?
Does the project illustrate site control and demonstrate an understanding of meeting due diligence requirements?	Has the project fulfilled some of the due diligence requirements necessary to obtain site control?	Does the project show a lack of understanding of requirements for site control?
Do the proposed 2026-2027 activities significantly advance project to next phase of development.	Do the proposed activities advance some aspects of the project?	Do the proposed 2026-2027 activities fail to advance project to next phase of development or insufficiently describe how they would advance the project timeline.

Does the applicant provide detail supporting the feasibility of spending funds within two years? See examples below	Does the applicant's description describe feasibility of spending down some of the funds within two years?	Does the applicant fail to provide detail supporting the feasibility of spending funds within two years? See examples below
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Strong Scope Overview Examples	Average Scope Overview Examples	Weak Scope Overview Examples
Acquisition w/PSA: We have an LOI with the seller of the property at 111 Best Site Ever Lane and are currently negotiating a PSA. The purchase price amount is \$1.5M and we are requesting an additional \$1,000,000 to cover acquisition, due diligence, and minor renovations. We currently have \$150,000 funding in place for the earnest money deposit and have applied for two other grants for the remainder. We believe this site will work for us because the square footage and layout is consistent with our current rental space and the site is zoned for our occupancy type and use.	We have been looking at available properties in the ABC neighborhood. Based on the space we've used for programming in the past, we are expecting to need approximately 10,000 sq.ft. of commercial space. We estimate that purchasing an appropriately sized lot would cost approximately \$3M. We have approximately \$100,000 raised that can help cover closing and due diligence costs as well as any required earnest money deposit. Once a viable property is acquired, the next step would be to explore development of the site.	We'd like \$5,000,000 to acquire property. We've been doing work in the SE Seattle for many years and are feeling a lot of pressure from the market and may not be able to stay much longer. We would like to own our space so we don't have to worry about being displaced. We believe \$5M will be sufficient to find an appropriate location.
Example for Development and Construction: Construction Start: We're requesting \$400,000 to close the final funding gap in our project. The last construction bid included significant cost escalation and we don't have another funding source available	We're requesting \$750,000 to include some of the elements of our project that had to be value-engineered during the construction process. These elements are important for the community to feel that the project belongs to them.	We're requesting \$3M for a new childcare facility. The requirements from other funders are too onerous and so we've decided to apply to EDI first. We think that \$3M should be sufficient to complete the facility. The next steps will be to use the capacity-building funds to hire an

to close that gap. The building permits are under review at SDCI and the project schedule anticipates construction starting in March 2026. The project budget already includes commercial prevailing wages so there will be no impact from using EDI funds for construction.	The project contingency has been fully utilized and isn't available for these uses. We have other project funders but their restrictions won't cover the scope we want to complete.	architect to design the space for us.
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4) Displacement Risk

Overall Question: Does the project represent an area that has, is, or is likely to experience significant displacement pressure and can provide access to opportunities for the community?

STRONG (deserves high score)	AVERAGE	WEAK (deserves low score)
Does the project lie within the EDI's Risk of Displacement Index and address the community's experiences to opportunities?	Does the project minimally address a geography identified in the EDI's Risk of Displacement Index ?	Does the project fail to address a community experiencing or at risk of displacement ?
Does the project clearly address systemic discriminatory practice of the identified communities?	Does the project minimally demonstrate understanding of the community's hardship?	Does the project not address systemic discrimination?

*Displacement Risk Map is on page 8 of the [Seattle 2035 Growth and Equity Analysis](#)