

Community Benefit Agreement



WHAT IS IT?

What?

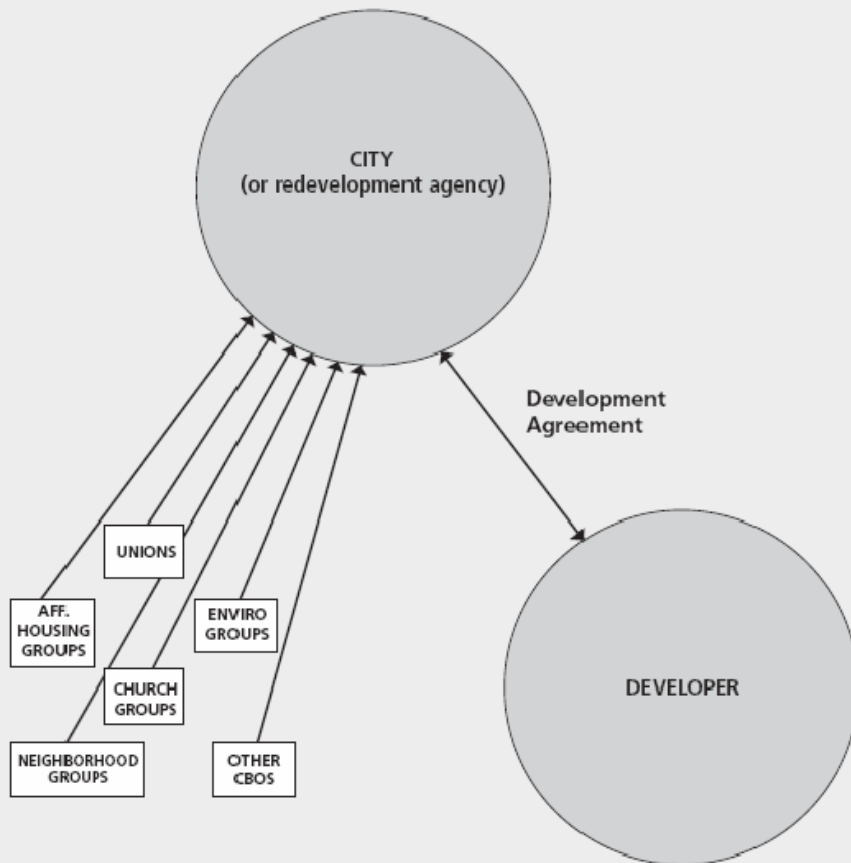


- Legally binding between developers and community coalitions addressing community needs
- Intended to lessen the social, economic, and environmental impacts of development
- Developer agrees to provide specific benefits to the community
- Community agrees to support the development

Why?



- Without a CBA

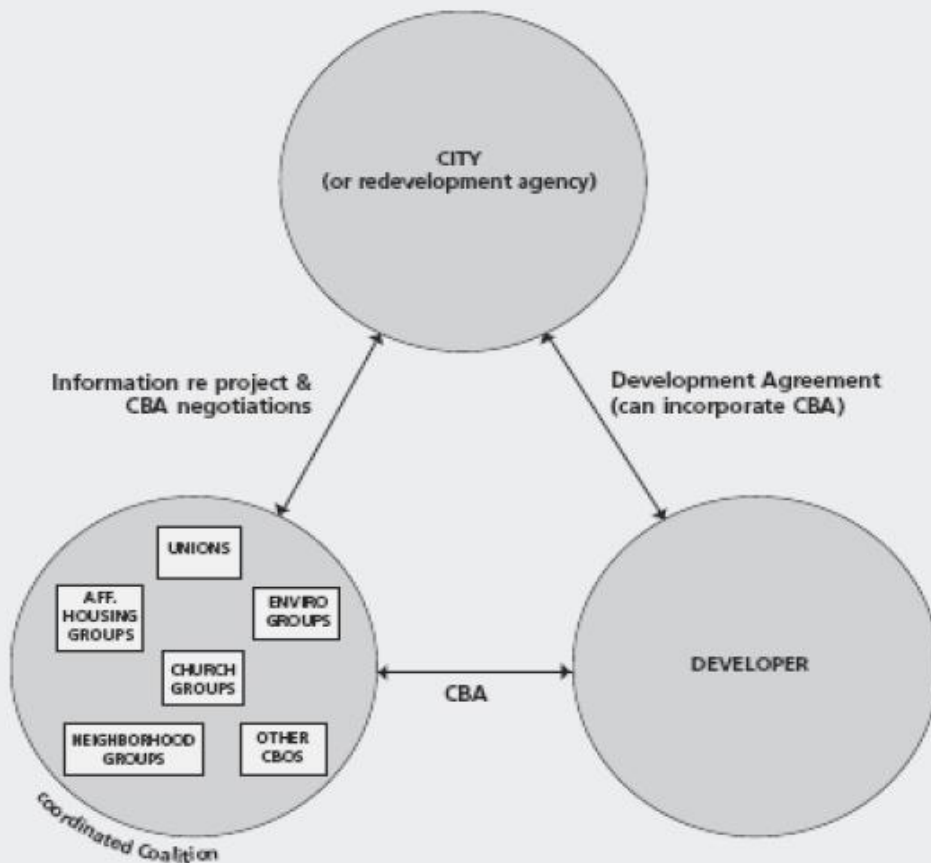


- Little or no direct communication between community groups and developer
- All developer commitments go into development agreement-city and developer draft language
- No coordination and shared power among community groups
- Community groups cannot enforce developer commitments

Why?



- With a CBA



- Transforms community into a stronger, more equitable economy
- Community participation creates better project for community and developer
- Community groups can enforce developer commitments and hold them accountable (City can too, if CBA is included in the master agreement)
- Coalition shares information, have strength in numbers, and coordinate their advocacy

Who?



- Community organizations
- Faith groups
- Business owners
- Unions
- City officials
- Developers

When?



- **Process:**
 - Build a well-defined, inclusive coalition
 - Identify the issues
 - Turn issues into detailed demands
 - Turn demands into legal language
 - Negotiate with developer and city
 - Sign CBA
 - Incorporate CBA demands into master agreement

Examples



Los Angeles Alliance for a New Economy

LAX Modernization

- \$500 million in Community Benefits
- Job Training
- First Source Hiring
- Environmental mitigation

LAANE leads the nation in CBA negotiations, having secured 7 agreements to-date, including the landmark Staples Center agreement signed in 2001.



Front Range Economic Strategy Center Denver, CO

Gates Cherokee Redevelopment

- Prevailing wage standard for construction
- Enhanced Local hiring
- 20% Affordable housing for low and very low income families
- Community participation in environmental remediation



How?



- Define the scope
- Identify issues and allies
- Figure out your influence and the city's role
- Decide on CBA contract structure
- Monitor and enforce
 - Oversight committee

Just the tip of the iceberg



Successful CBA

Top 5 Musts:

- Strong organizing, strategizing and solidarity
- Negotiate CBA before master agreement is finished
- Represent the community
- Don't rush negotiations

