

# Equitable Development Agreements

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# Three Strategies for Community Self-Determination

- Community-driven development
- Policy that creates equitable outcomes
- Binding agreement with developers for community benefits

# Community-driven development

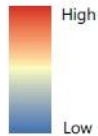


# Policy that creates equity

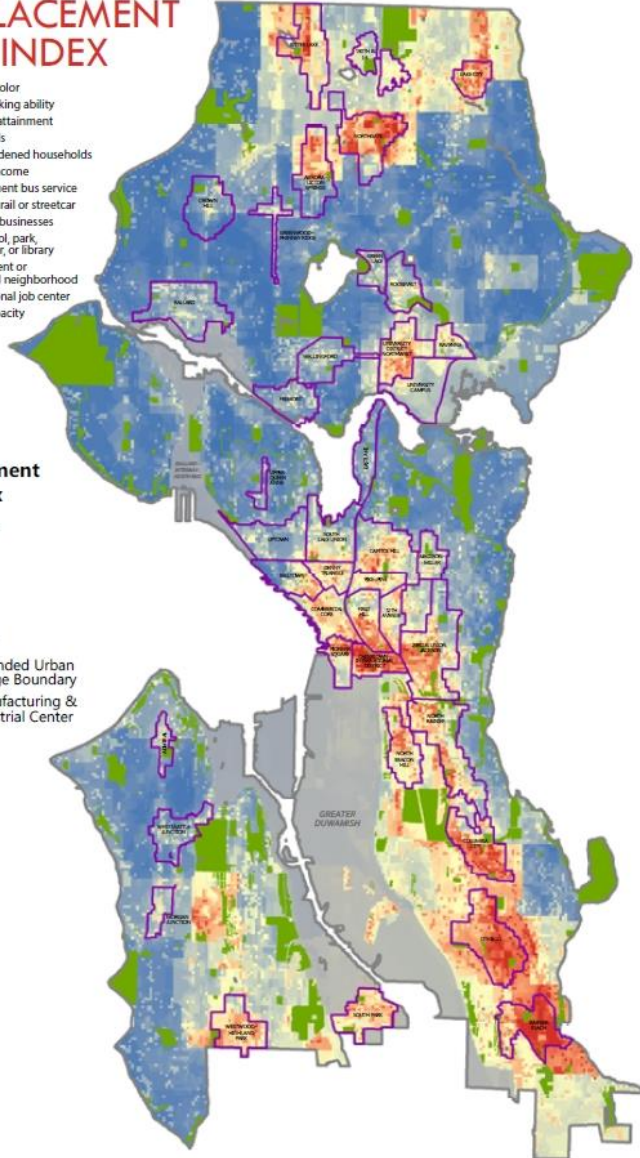
## DISPLACEMENT RISK INDEX

- Communities of color
- Low English-speaking ability
- Low educational attainment
- Renter households
- Housing cost-burdened households
- Low household income
- Proximity to frequent bus service
- Proximity to light rail or streetcar
- Proximity to core businesses
- Proximity to school, park, community center, or library
- Proximity to affluent or already-gentrified neighborhood
- Proximity to regional job center
- Development capacity
- Median rent

### Displacement risk index



- Expanded Urban Village Boundary
- Manufacturing & Industrial Center



### Proposed change in maximum residential building height under MHA



# Binding Agreements For Equity



# Why Define an EDA?

- Meaning of CBA has become ambiguous
- Need to align CBAs with RSJI & Comp Plan
- Need to embed in City policy to create clarity
- Many missed opportunities over last decade

# Creating a Definition

- Principals rooted in a racial justice analysis of development impacts and displacement
- Feedback from community experts
- Feedback from union stakeholders



SEATTLE CITY COUNCIL  
CENTRAL STAFF

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ALY PENNUCCI, LEGISLATIVE ANALYST  
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# Equitable Development Agreements (EDA)

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*A community benefits agreement rooted in the needs and self-determination of stakeholders that have been historically marginalized in decision-making and harmed by economic inequality, racial discrimination, or social exclusion*

# Community Benefit Agreements (CBA)

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A third-party agreement between a developer and community coalition where:

- A developer typically agrees to provide specified community benefits if a proposed project is approved and built
- The community coalition typically agrees to support, or at least not oppose, the project

# Approaches to EDAs

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**Require** community benefits in government agreements with developers

- Include EDAs in government agreements with developers
- Enact ordinances and policies establishing baseline community benefits for future projects
- Incorporate community benefits into land use planning and policy

**Encourage** negotiation of private EDAs between community and developers

- Government encourages, but does not require, development of EDAs
- Supplements government conditions on project approval.
- The City (or other public entity) is not a party to a private EDA

# EDA Resolution

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- Recognizes EDAs as a valuable, community driven tool
- Encourages development of EDAs
- Defines EDA stakeholders
- Outlines when and how the City may consider an EDA
- Establishes baseline evaluation criteria tied to equitable development outcomes

# Components of an EDA (examples)\*

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- Living wages for all workers in the project
- Targeted and local hire for construction and operations jobs
- Provision of, or contributions to, affordable housing
- Provide leases within new development for local businesses
- Grant programs available to local businesses that employ local workers
- Priority community access to the project's facilities
- Provision of dedicated community space within the project
- Formal structures for community oversight and enforcement of CBA commitments

*\*This list represents just a sample of items that could be included in an EDA.*