## **Community Benefits Agreements (CBAs)** on University, Housing and Stadium Developments

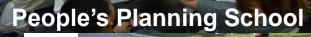




Seattle City Council January 11, 2017

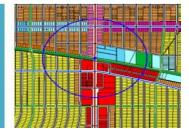


Popular Education and Leadership Development











### Los Angeles Times

#### A threat, or improvement?

Some USC neighbors worry that a project to redevelop a shopping center near campus will destabilize the area rather than enhance it



## Media and Communications



### Shame of the City:

Slum Housing and the Critical Threat to the Health of L.A. Children a

speranza Communil

Strategic Actions for a

os Angeles Commun

Research

October 2015

humanimpact.org

Assessing Health and Equity Impacts of the Proposed Reef Development Project in South Central Los Angeles

### Executive Summary

#### INTRODUCTION

The Reef Development Project plans for the total renovation and expansion of a commercial area in South Central Los Angeles - an area that is located in the Southeast Los Angeles Community Plan Area and the City's 9th Council District. The project would cover 9.7 acres, and would include a 208-room hotel, two high-rise condominium towers, 528 mid-rise residential units, and 21 low-rise live/work residential units.

This research project, informed by a Health Impact Assessment framework, was conducted to provide empirical data on the potential health and equity impacts that the proposed Reef Development Project could have on the South Central Los Angeles community, and to propose recommendations to the developers and the City. The study was conducted with the additional goal to engage and empower community members, including neighborhood residents and stakeholders, to participate in the development process.

Key Finding: The Reef Development Project will place thousands of South Central Los Angeles residents at high or very high risk of financial strain or displacement.

#### INDINGS

Gentrification often results when developments like the Reef Development Project occur in neighborhoods like South Central. Gentrification can lead to financial strain and Indirect displacement - a kind of displacement that occurs when residents and businesses are gradually priced out of the area and must involuntarily leave.

An estimated 4.445 renters who live within ½ mile of the proposed Reef Development Project are already experiencing housing cost burdens and could be at high or very high risk of financial strain or displacement as a result of the development. An additional 39.311 renters who live between ½ mile and 2 miles of the project could be at moderate risk. Overall, 52% of the nearly 84,000 residents living within 2 miles of the project could be at risk of financial strain or displacement as a result of the Reef Development Project.

Some focus group participants from the area anticipate they may become homeless.

"I keep thinking 'What am I going to do if this doesn't work out? Where am I going to go? Am I goin to see my neighbors again? Where am I going to find this kind of community again? Going to have to start over. Going to be homeless, without a family."



**UNIDAD:** ORGANIZING FOR "BETTER NEIGHBORHOODS, SAME NEIGHBORS"

www.unidad-la.org

## United Neighbors In Defense Against Displacement UNIDAD • UNITY





## **HISTORY:**

- 1990s: Establishment of Displacement Free Zone near USC campus
- 2001: Staples Community Benefits Agreement
- 2005: Formed Community Land Trust TRUST South LA
- 2007: Creation of People's Planning School Formation of the Community Jobs Coalition
- 2009: Launch of Visions for Vermont/Visiones para Vermont
- 2011: Lorenzo Project Community Benefits Agreement
- 2012: USC development agreement
- 2014: Equitable zoning changes in 2 Community Plan updates
- 2015: Grand Metropolitan Community Benefits Agreement







### OUR COMMUNITY PROCESS ON DEVELOPMENT ALONG THE BLUE LINE: GRAND METROPOLITAN, THE REEF AND BEYOND

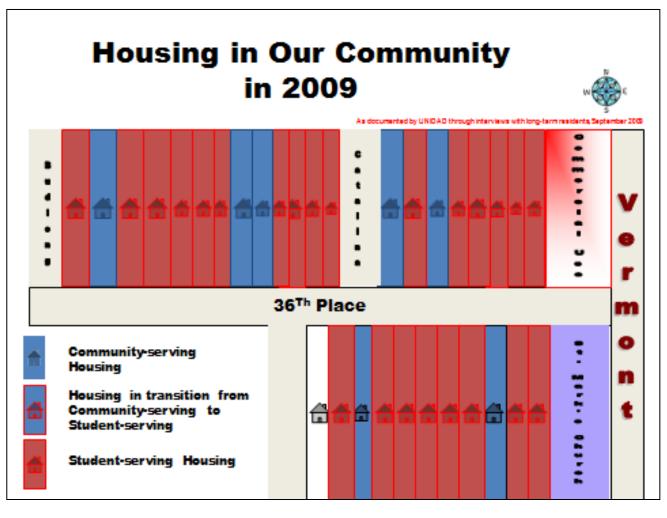


### Housing in Our Community in 1999





Displacement on one Block, 1999-2009



Displacement on one Block, 1999-2009

# Trauma-Informed Development / Community Building

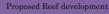
"Rather than continuing the legacy of racism and segregation through the replacement of current residents with those who hold more economic and political power, the developers and the City have an opportunity to engage in a cutting-edge trauma-informed approach to community development. Trauma Informed Community Building (TICB) is a new innovative **approach to development that recognizes the existing community as assets and uses these assets as the building blocks for the future**."

From: Assessing Health Impacts of the Proposed Reef Development Project in South Central Los Angeles, 2015

## UNIDAD



### LEGEND



- Metro Rail Station
- Metro Expo Line

M

- Metro Blue Line
- Major Rezoning through Transit Oriented Development (TOD) Districts

## **CBA HIGHLIGHTS**

#### A. Staples (LA Live) CBA - 2001

- Jobs: 50% local hiring for permanent jobs. Established a First Source Referral System
- Housing: 200+ affordable housing units; seed funding for community land trust
- Parks and green space funding



### B. Palmer (Lorenzo) CBA - 2011

- Jobs: Local and 'disadvantaged' hiring for permanent and construction jobs
- Housing: 46 affordable units on site. Off-site affordable housing grant program.
- · Community Health Center with 20 years free rent
- Small Business fund and discounted retail space
- TOD strategies fund
- C. USC Development Agreement 2012
- Jobs: 30% Local and 10% 'disadvantaged' hiring for permanent and construction jobs. Training fund.
- Housing: \$15-20 million in affordable housing funds
- Student Housing: 4,000 net new on-campus student beds help ease displacement of families off-campus
- Legal clinic at USC law school for tenant rights
- Local Small Business support program
- Economic Development Coordinating Council

#### D. Grand Met CBA - 2015

- Housing: 15% on site affordable housing (5% extremely low-income, 10% very low-income)
- Jobs: Local and 'disadvantaged' hiring for construction and future retail jobs
- Local Small Business: 5% commercial space for community-based businesses
- Community Benefits Fund to support local small business and social services for family and homeless





## 2001 – LA Live/Staples Center CBA

Affordable housing: 270 units off-site

• Community land trust seed funding

Jobs: 50% Local hiring for permanent jobs; seed funding for a First Source Referral System; Project Labor Agreement for construction jobs

Parks and green space fund

Parking District for local tenants



## **2011 – Lorenzo Housing CBA**

## Community Health Clinic built; 20 years free rent

## Affordable housing

- 46 affordable units on site
- Offsite affordable housing grant fund
- Jobs: Targeted Hiring Permanent & Construction jobs

Small Business fund and discounted rent

TOD strategies fund



## **2012 – Univ. of Southern California CBA**

## Affordable Housing fund of \$15-20 MM

 4,000 net new on-campus student beds (helping relieve the local housing market)

## Tenant Rights Legal clinic at USC law school

- **Jobs**: Local and 'disadvantaged' hiring for permanent and construction jobs
- Training fund for permanent jobs
- Economic Development Coordinating Council partnership

## Small Business support program

- Relocation funds for displaced businesses
- TA for 40 local businesses

## Parks and Green Space fund



# 2014 – Grand Met Housing CBA

Housing: 15% on site affordable housing (5% extremely low-income, 10% very low-income)

Jobs: Local and 'disadvantaged' hiring for construction and future retail jobs

## **Local Small Business:**

5% commercial space for community-based busin

• Fund for local entrepreneurs Homeless Services fund



# CBAs to City Policy: Proposition JJJ Passed on Nov 8, 2016

Requires

- affordable housing
- local/targeted hiring for construction jobs
- No net loss of affordable units

On projects requesting a zone change and/or general plan amendment





# **CBA** Lessons

- Provide community groups powers to enforce
- Can address tangible needs and assets in a community
- Implementation requires thoughtful design and funding in the CBA
- Benefits are made strong or weak by the details in the agreement



Art by Favianna Rodriguez

# **CBA Lessons: Universities**

- Universities (both private and public) benefit significantly from a variety of public subsidies
- They have a poor track record addressing their real estate impact on local communities
- Often receive a "pass" by City officials
- Universities have the potential to be excellent partners in community benefit arrangements, bringing unparalleled and unique assets

### Thank you!

### Joe Donlin Strategic Actions for a Just Economy (SAJE) Los Angeles, CA jdonlin@saje.net @joedonlin @SAJE\_ShiftPower

www.saje.net www.unidad-la.org www.allianceforcommunitytransit.org righttothecity.org



