Equitable Development: Tools of the Trade; Stories from the Field

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Inequity Crisis in Cities Across the Country

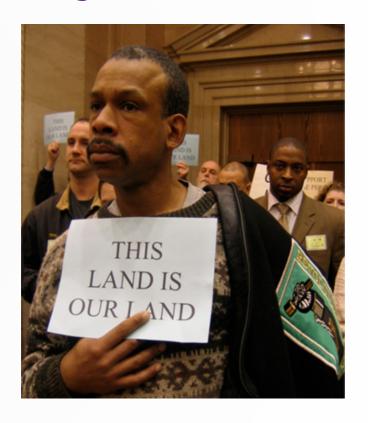
- Exploding Property Values
- Displacement





Getting it Right: Our Values

- Real Community Engagement
- Development Without Displacement
- Transit Incentives
- Childcare Incentives
- Parkland
- Green Buildings
- Local Hire
- Good Jobs





Tools the City Already Uses

- Planning and Zoning
- · Variances, Density Bonuses, Street Vacation
- Priority Hire Ordinance on Public Works
- Development Agreements
- MHA





The Equitable Development Toolkit



- Community Benefit Agreements (CBAs)
- Project Labor Agreements (PLAs);
 Community Workforce Agreements
- Other Project Specific Agreements
- Social/Economic Impact Analysis
- Development Zones
- Municipal Standards



Community Benefit Agreements (CBA)

Hill District CBA- Pittsburgh

- \$1M each from developers and City for a full service grocery store in the Hill District
- Model first source hiring center
- Local residents get priority on jobs
- Minority business outreach and training
- 6M funding for social services
- City and County support for a YMCA
- Penguins will not interfere in workers' right to form a union
- Community represented on Hill District Master Plan steering committee



Project Labor Agreement (PLA) and Community Workforce Agreement (CWA)

Cleveland University Hospital Vision 2010

- \$1.2 B Expansion
- PLA with Building Trades Included Diversity Goals
- 15% WBE
- 20% MBE
- 20% Local Hire for Construction
- 80% Local Procurement and Services



Economic Impact Reports

- Several States Require EIR for Big Box Retail Developments
- City of Petaluma Requires Fiscal and Economic Impact Assessments for Retail, Hotel, Building & Landscape Materials Development



Development Zones

Park East Redevelopment Compact (Milwaukee)

- Prevailing wage standard for construction
- Enhanced apprenticeship and training
- Local Contractors
- Local hiring
- Affordable housing
- Green construction principles
- Monitoring of permanent jobs

INDUSTRY NEWS > SPORTS BUSINESS

Abele: 98% of Park East being developed or under option for sale

Under the county's Park East Redevelopment Compact passed in 2004, projects in the Park East corridor have construction training and local hiring programs. Developer Rick Barrett, who had such programs on his Moderne project in the Park East, said those programs are training workers to replace thousands of journeymen lost during the recession.

"We've got to get all of those jobs back," Barrett said. "We've got to increase capacity."



Municipal Standards

Build Better LA

- Approved by 65% of voters
- Triggered by Zoning Variances
- 11% Very Low Income Units or 20% Low Income Units
- Licensed contractors
- 30% Local Hire; 10% Transitional Workers
- Training and apprenticeship
- Prevailing Wage



Employers and Developers Can Do More

- DC Commuter Benefits Law
- Bridges@11th Seattle Children's Hospital and UW





Dearborn Street CBA, Seattle

- 200 units of low-income housing, including
 50 family units
- \$1.8 million for small businesses and nonprofits in Little Saigon
- · Limitations on chain retail and business size
- \$200,000 for traffic mitigations
- Family-wage jobs for construction, grocery/drug, janitorial and security workers
- A commitment to hiring low-income residents from local training agencies



Project Specific Agreement

Oakland Army Base Jobs Policies Jennifer Lin, Deputy Director East Bay Alliance for a Sustainable Economy



University of Southern California (USC) Campus Expansion

Joe Donlin, Associate Director & Director of Equitable Development SAJE, Los Angeles



Maximize Short-term and Long-term Impact

- Slow down... get it right
- Real engagement with community
- Use the toolbox
- Maximize upzone provisions (in exchange for windfall profits)
- Ask beneficiaries (U of W, U-District Parking Associates, etc.) to do more
- High Impact: Housing, Transit, Childcare,
 Job Quality
- Create model for other neighborhoods



Resources

Sign up for weekly press clips on accountable development by e-mailing:

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