



# **National Western Center Authority**

## **Community Benefits Committee**

### **Presentation on Draft Community Benefits Agreement Process**

Committee Members:

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**IMAGINE. DISCOVER. CULTIVATE.**



# What is a Community Benefits Agreement?

“Making *economic development* more accountable to community needs”  
(Community Benefits Law Center, 2018)

**“A Community Benefits Agreement, or ‘CBA,’ is a legally enforceable contract, signed by community groups and by a developer, setting forth a range of community benefits that the developer agrees to provide as part of a development project.”**

**(Good Jobs First, 2005)**



# A *very* simplified visual map



# Guiding Principles

Equitable

Inclusive

Democratic

Accountable

Sustainable



# **Mission of the NWC Authority Community Committee**

**(Under Construction)**



# What are the components of a good CBA?

- Created through an inclusive process of substantial community involvement with professional facilitation
- Tied to a specific project and/or initiative
- Beneficial for all stakeholders
- Addresses a range of community needs
- Has measurable outcomes; monitored over time
- Includes formal structures for community-based oversight and enforcement of commitments.



This information is based on research from leading organizations who do this work across the country.

# What are our parameters?

We are defining community as:

- Globeville, Elyria, and Swansea
- Formal and Informal Stakeholders
  - Residents, Business Owners, Community Leaders, RNOs, Community Initiatives
- Anchor Institutions
  - Schools, Businesses, Libraries, Churches, Non-Profit Organizations





# What do we know about our neighborhood?

## Neighborhood Assets

- Historic and unique
- Strong neighbor and family ties
- New & multi-generational residents
- Central location, close to downtown
- High homeownership rate
- Strong Community Organizations
  - NWSSA/NWSS, GrowHaus, Focus Points, Clinica Tepeyac and more!

## Neighborhood Threats

- Environmental injustice & racism
- Gentrification & Lack of Affordable Housing
- Historic neglect from government and other entities
- Connectivity and built environment issues
- I-70 reconstruction and other large scale projects
- Health issues and decreased life expectancy
- Limited services



Sources: Globeville & Elyria Swansea Neighborhood Master Plans, National Western Master Plan, Piton Foundation/Shift Lab, City of Denver Health Impact Assessment, The Colorado Trust

# Snapshot of Globeville, Elyria, and Swansea

|                                           | Globeville                                                                                                                              | Elyria & Swansea                                                  | Total                      |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------|
| Residents                                 | 4,170                                                                                                                                   | 6,920                                                             | 11,090 <sup>1</sup>        |
| Businesses                                |                                                                                                                                         |                                                                   | 2,360 <sup>2</sup>         |
| Non-Profit & Community Organizations /RNO | NP: 5 (Project Angel Heart, Habitat for Humanity, Project Voice, Colorado Construction Industries, Building Bridges, Groundwork Denver) | NP: 3 (Focus Points, GrowHaus, National Western Center Authority) | NP: 8<br>ALL C/RNOs in GES |
| Schools                                   | 3 (Garden Place, Laradon Hall, Open Air Academy)                                                                                        | 4 (Swansea & Bruce Randolph, MHEL: Focus Points, RMSER Headstart) | 7                          |
| Churches                                  | 6                                                                                                                                       | 5                                                                 | 11                         |



1. Data is based on 2010 numbers from Shift Research Lab (Piton Foundation)
2. Colorado Secretary of State
3. Preliminary, non-exhaustive list

# 100,000 ft. Process

← Professional facilitation →



Listening,  
Brainstorming &  
Coalition Building

Negotiation &  
Consensus

Signing,  
Implementation &  
Accountability



# Where do we go from here?

- Refine the process
- Hire a strategic planner/facilitator
- Develop a communication and outreach plan
- Develop a timeline
  
- In lieu of a finalized CBA, how do we leverage opportunities to benefit community?
  - Screening process/questions?
  - Community input?



# Questions we are pondering:

- Who will sign the community benefits agreement?
- Who is held accountable? The Authority? Contractors? Developers within the many projects contained in the National Western Center?
- How are we accountable beyond GES (i.e. city and state taxpayers)?



# Resources

## [The Partnership for Working Families](#)

- A national network of leading regional advocacy organizations who support innovative solutions to our nation's economic and environmental problems.
- Colorado Affiliate: [United for a New Economy](#) (previously FRESC)

## [Community Benefits Law Center](#)

- A legal program of the Partnership for Working Families

## [Good Jobs First](#)

- A national policy resource center for grassroots groups and public officials, promoting corporate and government accountability in economic development and smart growth for working families.





Adelante!



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