National Western Center Authority

NATIONAL WESTERN CENTER

Community Benefits Committee

Presentation on Draft Community Benefits Agreement Process

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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

(to be formed) Coalition of:

GES Residents Businesses Organizations Schools Churches Etc. Community Benefits Agreement NWC Authority Board

Could also include: Contractors Site Agreements



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



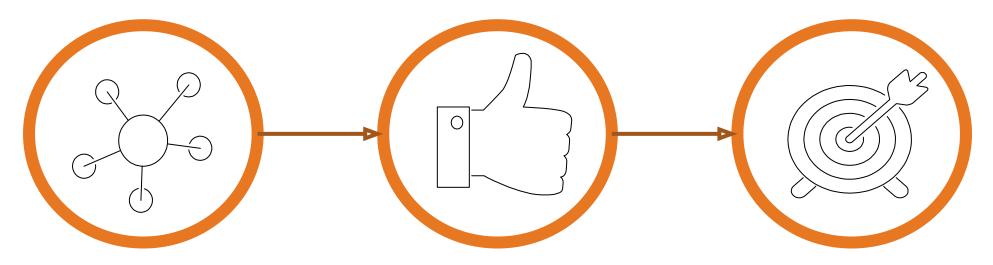
Sources: Globeville & Elyria Swansea Neighborhood Master Plans, National Western Master Plan, Piton Foundation/Shift Lab, City of Denver Health Impact Assessment, The Colorado Trust

Snapshot of Globeville, Elyria, and Swansea

	Globeville	Elyria & Swansea	Total
Residents	4,170	6,920	11,0901
Businesses			2,360 ²
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 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

 $\leftarrow \ \textbf{Professional facilitation} \rightarrow$



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: <u>United for a New Economy</u> (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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