Community Benefits: Tools that Work

PDC Broadway Corridor Workshop
Ben Beach, Partnership for Working Families | 12.7.2016
What are “Community Benefits”?
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[Diagram of a cityscape with buildings and community centers]
Lots of Paths

- Government Agreements
- Private CBAs
- Ordinances and Policies
- Land Use Planning
- Shared Resources
Three Core Principles

Accountability

Meaningful Benefit

Democratic Participation
The Good and the Bad

Common Challenges in Negotiating Community Benefits Agreements

— AND — HOW TO AVOID THEM
Win-Win-Win

“Time is an enemy of development — and it can be an expensive enemy. With community benefits, there is less opposition to the project and therefore less delay from government officials because they see that there is wide support for the project.”
Cliff Goldstein, GPI LLC

“The community is the linchpin for getting entitlements from the city. Every time you go to a public hearing, you want 10 or 20 people to stand up on your side. And with a complex project, you’ve got to keep people on your side a long time.” Jeff Cohen, Gatehouse Capital
Oakland Army Base

Cooperation Agreement

Lease

Community Benefits

Oversight Commission