What is a CBA?

- A CBA, or community benefits agreement, is a legally binding contract (or set of related contracts), setting forth a range of community benefits regarding a development project, and resulting from substantial community involvement.¹

- A CBA is a written contract that specifies the benefits that the developer will provide to the community in exchange for the community’s support of its proposed development.²

¹ www.policymattersohio.org
² www.policymattersohio.org
Yale University Cancer Center

Photo source:
www.commondreams.org

www.policymattersohio.org
Yale New Haven CBA³

• $1.2 million for housing and economic development in the area surrounding the hospital.
• Hire 500 area residents over a five year period.
• Establish a training program that includes at least 50 career ladder opportunities and $300,000 in funding per year
• $100,000 per year for a minimum of five years to the City of New Haven's Youth Initiative.
• Establish a Citizen's Advisory Committee to review issues and advise on "free care" policies.
• Fund two outreach positions--one for asthma and one for uninsured children--through the City
• Initiate and funding a comprehensive program aimed to reduce by 10% the number of employees that drive to work.
• Register for LEED (Leadership in Environmental and Energy Design) Certification.

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Elements of a CBA

• A CBA is a *legally enforceable contract*.

• A CBA concerns a *single development project*.

• A CBA addresses a *range of community interests*.

• A CBA is the product of *substantial community involvement*.

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Core CBA Values

• **Inclusive:** The CBA negotiation process provides a mechanism to ensure that a broad range of community concerns are heard and addressed prior to project approval.

• **Accountability:** Promises made by redevelopment agency staff, public officials, and developers regarding community benefits should be treated seriously, made legally binding, and enforced against the party that committed to them.
  – CBA commitments should be **specific and enforceable**.

[1] www.policymattersohio.org
Good Jobs and Livable Neighborhood Coalition

*9 to 5 National Association of Working Women*AFSCME District Council 48
*AFT Local 212•Arlington Court Resident Organization  *Community Advocates
*Great Waters Group of the Sierra Club  *Harambee Ombudsman Project, Inc.
*Hillside Neighborhood Residents Council *Institute for Wisconsin's Future
*Interfaith Conference of Greater Milwaukee  *Metro Milwaukee Fair Housing Council  *MICAH- Inner city Congregations  *Milwaukee County Labor Council
*Northcott Neighborhood House, Inc.  *Painters Local 781  *St. Benedict Community Meal  *St. Benedict the Moor Catholic Church  *United Auto Workers Local 469  *United Lodge 66, Machinists Union  *Urban Underground*Wisconsin Citizen Action  *Wisconsin Council on Children and Families  **Wisconsin Federation of Nurses and Health Professionals  *Women and Poverty Public Education Initiative

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Community Benefits Commitments

• **Project Labor Agreement**
  – Agreement to set wages and work rules prior to bidding on projects. Non-union contractors may bid on the project, but they must pay the wages and benefits outlined in the agreement.¹

• **Community Workforce Agreements**
  – Cleveland University Hospital entered into a Community Workforce Agreement with the Cleveland Building and Construction Trades Council (CBCTC) for the $1.2 billion Vision 2010 plan.³

• **Key Distinction:**
  – Negotiated and Signed by UNION and EMPLOYER

¹ www.policymattersohio.org
Community Impact Report

• A community impact report ordinance
  – Creates a process through which everyone—community leaders, developers and local officials—has access to the development process and vital information regarding proposed projects
  – Establishes a formal process for considering the public costs of proposed projects

• Key distinctions:
  – Ordinance
  – Information

www.policymattersohio.org
Sources


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