



Beyond the Environment: Socio-Economic Sustainability & Meaningful Community Input in Land Use Decisions

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Rocky Mountain Land Use Institute

March 7, 2008



Session Goals

- I. Discuss why community input and socio-economic sustainability are important
- II. Describe at least three tools for achieving these goals in land use planning and/or decisions that can be incorporated into existing practices
- III. Explore more comprehensive reforms

Sustainability Defined

Land use that:

- Economically balances jobs and housing
- Environmentally balances energy efficiency and any clean-up issues
- Equitably addresses any risks or challenges the land use poses to vulnerable residents/communities
- Promotes the long-term stability of families and local businesses (backbones of “community”)

Premises

- Certain land use decisions create opportunities to capture economic benefit in ways that reduce poverty, minimize displacement, and create more resilient communities
- Land use planning and decisions take place in a political context where not all stakeholders have equal access or power
- Community participation is a key component in achieving more socio-economically sustainable development, as well as a good in and of itself in planning processes

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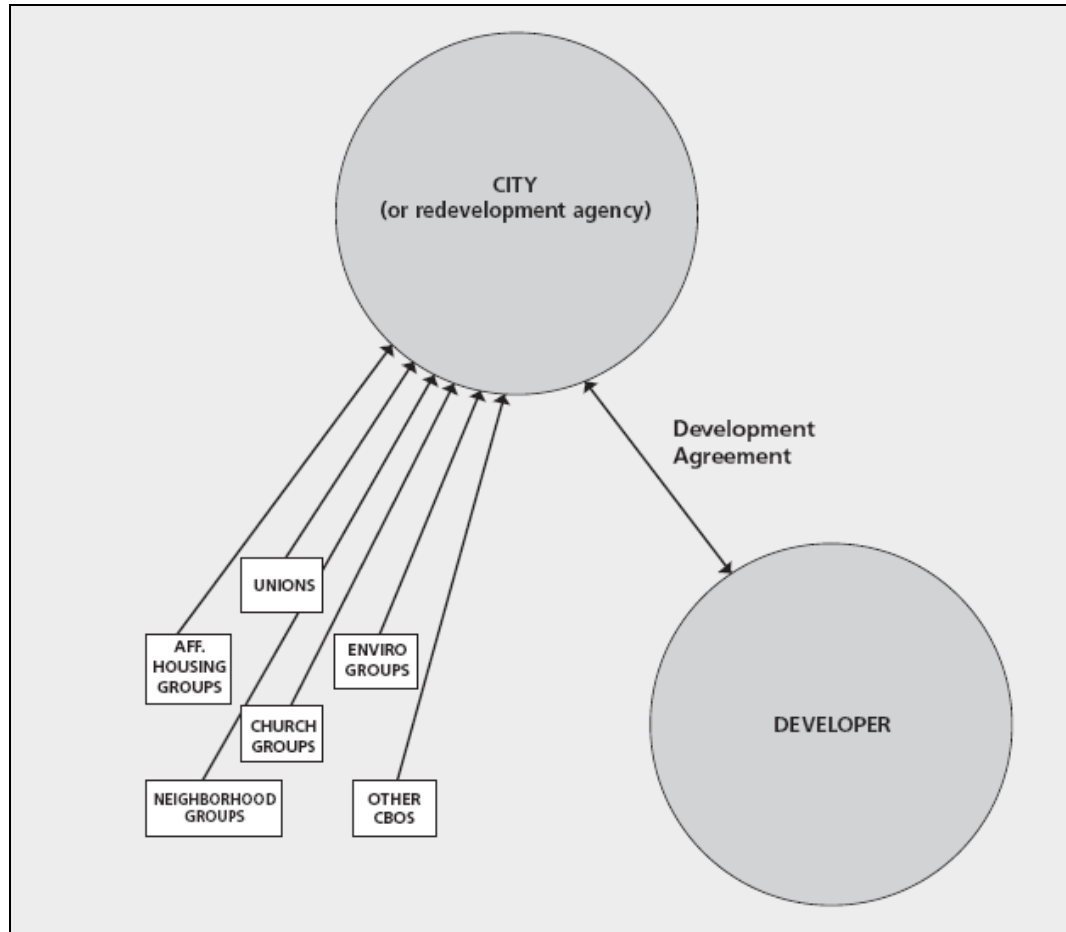
Robin Kniech
FRESC Program Director

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Community Benefits Agreements

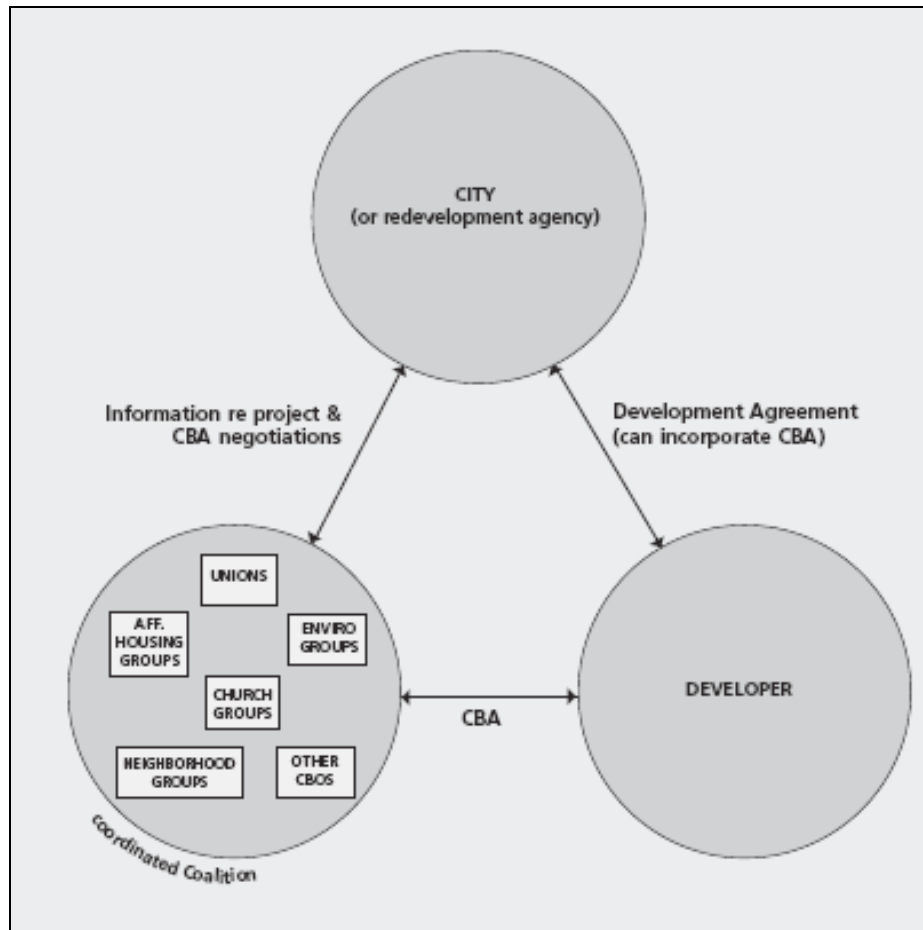
- Project specific, enforceable agreement
- For the creation of a range of community benefits
- Between developer, community/labor/environmental groups and city/public authority
or
a community benefits package can be incorporated into public documents
- Most often in large redevelopment approvals, but principles can be applied to planning processes

Without Community Benefits



- Little or no direct communication b/w community groups and developer
- All developer commitments go into development agreement-city & developer draft language
- No coordination & shared power among community groups
- Community groups cannot enforce developer commitments.

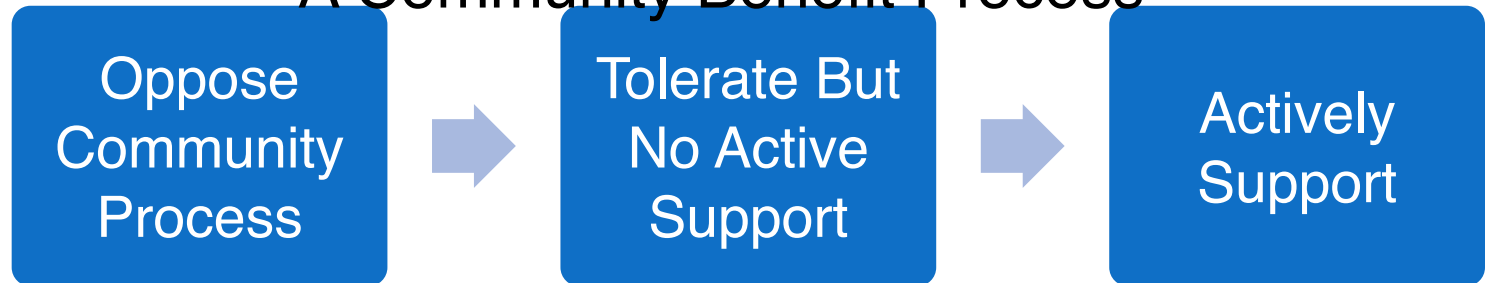
With Community Benefits



- Developer commitments re: community benefits go into CBA
- Coalition & developer draft language together
- Community groups can enforce developer commitments (City and agency can too, if CBA is included in the development agreement.)
- Community groups share information, have strength in numbers, and coordinate their advocacy.

Role of Public Entity, Planners

Continuum of Public Support for A Community Benefit Process



Levels of Active Support



Possible Benefits

Unique to Each Project, Could Include:

- Job training, and local hiring
- Wage/benefit goals or standards
- Affordable housing
- Environmental cleanup
- Parks
- Child care centers
- Respect for worker rights
- Community Involvement
- Other community benefits

Case Study: Gates Rubber, Denver



Transit Opportunity Environmental Challenges



Developer Goal

Prepare Site for
Vertical Development,
Sell Land, Make
Required “Rate of
Return” (Profit) to
Investors

To convert the site, from
current conditions,
Cherokee would need:

- Public subsidies
- Zoning changes
- Clean-up to satisfy state standards
- City Council approval of the development plan after a public hearing.

Campaign for Responsible Development

- ◆ 9 to 5, National Association of Working Women – Colorado (co-chair)
- ◆ Advocates for a Diverse Denver
- ◆ Agape Christian Church
- ◆ American Federation of State, County, & Municipal Employees (AFSCME), Local 158, Council 76
- ◆ Association of Community Organizations for Reform Now (ACORN) – Colorado
- ◆ Atlantis Community Corporation/Adapt
- ◆ Bayaud Industries
- ◆ Capitol Hill United Ministries
- ◆ Centro Bienestar San José
- ◆ Colorado AFL-CIO
- ◆ Colorado Alliance for Retired Americans
- ◆ Colorado Building & Construction Trades Council (CBCTC)
- ◆ Colorado Catholic Conference (CCC)
- ◆ Colorado Environmental Coalition (CEC)
- ◆ Colorado Federation of Public Employees (CFPE)
- ◆ Colorado Fiscal Policy Institute
- ◆ Colorado People's Environmental and Economic Network (COPEEN)
- ◆ Colorado Progressive Coalition (CPC)
- ◆ Colorado Public Interest Research Group (CoPIRG)
- ◆ Colorado Women's Agenda
- ◆ Communication Workers of America (CWA), Local 7777
- ◆ Community Outreach Service Center
- ◆ Community Resource Center
- ◆ Denver Area Labor Federation (DALF) (co-chair)
- ◆ Denver Area Youth Services
- ◆ Denver Classroom Teachers Association (DCTA)
- ◆ Denver Inner City Parish
- ◆ Denver Reintegration Working Group (Employment Committee)
- ◆ Denver Urban Ministries (DENUM)
- ◆ El Centro Humanitario

- ◆ Eco-Justice Ministries
- ◆ The Empowerment Program
- ◆ Ethical Trade Action Group (E-TAG)
- ◆ Hotel Employees & Restaurant Employees (HERE), Local 14
- ◆ International Association of Machinists & Aerospace Workers (IAM), Local 1886
- ◆ International Brotherhood of Electrical Workers (IBEW), Locals 68 and 111
- ◆ International Union of Operating Engineers (IUOE), Local 9
- ◆ International Union of Painters and Allied Trades (IUPAT), Local 79
- ◆ Jobs with Justice – Colorado
- ◆ Labor's Community Agency
- ◆ Laborers International Union of North America (LIUNA), Local 720
- ◆ Metropolitan Organizations for People (MOP)
- ◆ Micro Business Development Corporation
- ◆ Mountain West Regional Council of Carpenters (MWRCC)
- ◆ National Association of Letter Carriers (NALC), Branch 5996
- ◆ Pipefitters (UA), Local 208
- ◆ Platt Park Residents Coalition
- ◆ Plumbers (UA), Local 3
- ◆ Progress Now!
- ◆ Project WISE
- ◆ Renters Education Association for Colorado Tenants (REACT)

Community Outreach and Engagement



Lobbying Decision Makers



FRESC Research



Are We Getting Our Money's

Tax-Increment
Urban Redevel

What Do TIF Sub
The I



new ideas
new priorities
new economy

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The Campaign for Responsible Development
A project of FRESC, the Front Range Economic Strategy Center

The Value of High-Road Construction at the Cherokee-Gates Redevelopment Project

September 2006

An issue brief from the Campaign for Responsible Development (CRD)
of CRD Partners and for previous Issue Briefs

Are We Getting Our Money's Worth?

Tax-Increment Financing and
Urban Redevelopment
In D

Part II:

Who Profits from TIF Subsidies?
National Chains, Local Businesses
and Our Private Developer Partners



Tony Robinson
& Chris Neveitt

new ideas
new priorities
new economy

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The Importance of Quality Jobs at the Cherokee-Gates Redevelopment Project

May 2004

An issue brief from the Campaign for Responsible Development (CRD)
See www.fresc.org for a full list of CRD Partners

Campaign for Responsible Development
the Front Range Economic Strategy Center

The Opportunity for Affordable Housing at the Cherokee-Gates Redevelopment Project

March 2005

An issue brief from the Campaign for Responsible Development (CRD)
See www.fresc.org for a full list of CRD Partners

Are We Getting Our Money's Worth?

Tax-Increment Financing and
Urban Redevelopment
In Denver

Part III:

Are We Building a Better Denver?:
Job Quality & Housing Affordability
at TIF-Subsidized Projects

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& Chris Neveitt, Ph.D.
with
Robin Kniech, J.D.
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...ing enough economic opportunity for Denver's working families. Our tax
private development projects, but taxpayers have too little information or
s are spent. Working families need information and a voice in how tax
velop their communities. To meet this need, a diverse coalition of unions
tions has formed the Campaign for Responsible Development (CRD). The
development builds greater economic opportunity and stronger local
ates jobs that support families through good wages and health care, more
safe and environmentally sound neighborhoods.

...project, the developer is seeking substantial tax-funded subsidies. To
p opportunities created from this project, the CRD has proposed a
e "community benefits agreement." This proposed agreement would
the areas of quality jobs; safe and sustainable, locally-based construction;
; as well as accessible and affordable housing.

...RDABLE HOUSING PROPOSAL FOR THE CHEROKEE-GATES PROJECT IS:

Dialogue with the Developer



Community Benefit Achievements

- The VCAB to be kept apprised of progress with clean-up and privy to clean-up documents
- Affordable housing set-aside including 10% of for-sale units (150/1500 total) and 20% of rental units (200/1000 total)
- Remediation and infrastructure construction workers to be paid the city's prevailing wage
- Living wage to apply to parking lot attendants and security personnel that employed at the site's public facilities
- Enhanced first source hiring system that prioritizes zip codes surrounding the site and enhances tracking and reporting systems to monitor outcomes
- Union construction manager, the Kiewit Building Group, for the \$126 million infrastructure work
- Denver general fund to receive portion of property taxes from TIF beginning in year 10.