

Community Benefits Agreements: *Tools for Equitable Development*

What is a Community Benefits Agreement (CBA)?

A CBA is a **binding agreement** between a **developer** & an **organized community group** regarding a **specific development project**. The developer agrees to provide certain **benefits** that are **contributions to the community**. The community agrees to **support the developer's development plan** before government agencies.

What community benefits might a CBA include?

- **Jobs:** Job opportunities for community residents, job training programs, living wages, and workplace safety standards.
- **Housing:** Affordable units and housing/homeownership funds.
- **Environmental Benefits:** Green buildings, environmental remediation/clean-up, public transit, and community open spaces.
- **Other Community Assets:** Incentives for private investment, child care, and health clinics.

How is a CBA enforced?

The CBA itself includes oversight & enforcement provisions. It is a **legally enforceable contract**, which means that if either the developer or the community does not uphold its responsibilities, the other party has the ability to enforce the agreement.

Where have CBAs been used?

Some of the places CBAs have been used include: **Los Angeles, CA** (Hollywood & Highland, Staples Center, SunQuest, NoHo Commons, Marlton Square, Hollywood & Vine); **San José, CA** (CIM Project); **San Diego, CA** (Ballpark Village); **Denver, CO** (Gates Cherokee Development); **New Haven, CT** (Yale-New Haven Hospital); **Oakland, CA** (Oak to 9th Project); **San Francisco, CA** (Bayview-Hunters Point); **Pittsburgh, PA** (Hill District); and **Seattle, WA** (Dearborn Street).

How can Community Law Center help my community to with a CBA?

Community Law Center conducts workshops on CBAs, advises community coalitions, assists communities in negotiations with developers, and drafts CBAs. Community Law Center has also published *The Community Association's Guide to the Development Process in Baltimore City* to provide some guidance. It is available for free download or purchase at www.communitylaw.org. For more information about CBAs and equitable development, please contact Kelly E. Pfeifer, Esq. at 410-366-0922, ext. 33, or kellyp@communitylaw.org.



Lawyers for Neighborhoods & Nonprofits

Community Law Center services are generally free, after an application fee per issue. If your nonprofit does not qualify for free assistance, Community Law Center may be able to provide your organization with reduced-rate legal services. The Application for Services can be downloaded at www.communitylaw.org/apply-for-services.

Community Law Center, Inc.
3355 Keswick Road, Suite 200
Baltimore, MD 21211
410-366-0922 (phone) / 410-366-7763 (fax)
www.communitylaw.org
www.facebook.com/CommunityLawCenter
www.twitter.com/CommunityLawCen
www.linkedin.com/company/community-law-center