

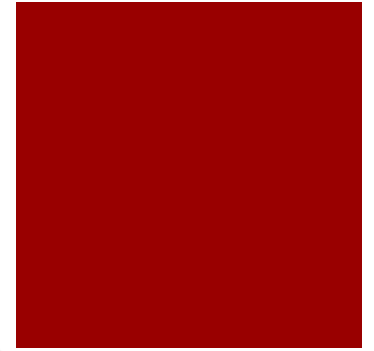


# Community Benefits: Tools that Work

PDC Broadway Corridor Workshop

Ben Beach, Partnership for Working Families | 12.7.2016

# What are “Community Benefits”?



# What are “Community Benefits”?



# Lots of Paths



Government Agreements



Private CBAs



Ordinances and Policies



Land Use Planning

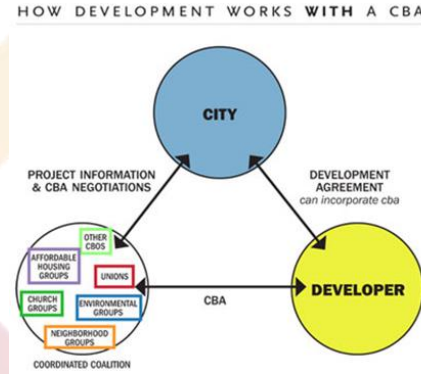


Shared Resources



# 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**



JANUARY 2016



# 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

