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# **Community Benefits Agreements- Six Essential Questions and Answers**

## COMMUNITY BENEFITS AGREEMENTS

## **Six Essential Questions and Answers**

#### WHAT ARE THEY?

A Community Benefits Agreement (CBA) is a legal contract between community groups and a developer. It has a list of terms that community groups want. The developer agrees to these terms as part of the development.

#### WHO IS INVOLVED?

Usually, the contract is between the developer on one side and community groups (such as neighborhood associations, tenants' groups, and local non-profits) near the development on the other side. Sometimes the government signs the contract as well.

### **HOW DO THEY HAPPEN?**

Community groups negotiate with the developer. The developer agrees to certain demands in exchange for the community's support of the project when the developer is asking for permits and subsidies.

#### WHEN DO THEY HAPPEN?

Generally, the community benefits agreement (CBA) is negotiated before a final Development Agreement is signed between the developer and government. The CBA should be finalized before the Development Agreement is fully executed.

#### WHY MIGHT I WANT ONE?

A CBA gives community groups a voice in the development process. This gives people some control over what is happening in their own community. It also makes sure that a development benefits the community and not just a few people.

#### WHAT ARE EXAMPLE TERMS?

- Parks and recreational areas
- A living wage for workers in the development
- Hiring local people for new jobs
- Reinvestment of development profits into the neighborhood
- Dedicated space for neighborhood needs (healthcare, childcare, affordable housing)



For assistance call Legal Assistance of Western New York, Inc.
Toll Free at 1-833-244-8066 or email communitydevelopment@lawny.org

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