

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)