

SERCESS

SOUTHEAST RALEIGH COMMUNITY
ENGAGEMENT STRATEGY SESSIONS

DOWNTOWN SOUTH: DO WE NEED A COMMUNITY BENEFITS AGREEMENT?

Information and Answer

POINTS FOR DISCUSSION

What is a Community Benefits Agreement?

Do We Need One?

How Do We Get One?

Next Steps?

Questions?

WHAT IS A COMMUNITY BENEFITS AGREEMENT?

BASIC DEFINITION

A CBA is a legally binding contract (or set of related contracts), setting forth a range of community benefits regarding a development project, and resulting from substantial community involvement.

LEGALLY BINDING

NO ASSUMPTIONS, ENFORCEABLE WITH CONSEQUENCES

A legal contract that is negotiated, written, agreed upon, signed by all involved including the developer, any public funders (city and/or county, any organizations that are part of a memorandum of agreement) and has enforceable consequences for non-compliance



RANGE OF BENEFITS



THINGS THAT THE COMMUNITY DECIDES IT WANTS

What does the community want and need? What does the group agree on to ask for collectively to benefit the community?

WHAT KIND OF BENEFITS?

- Environmental
- Affordable Housing
- Workforce development and local hiring
- Living wage structure
- Input on project design
- Community oriented services and amenities like youth programs; minority owned business incubator space; space for community meetings; grocery stores, employment centers

THESE ARE ONLY EXAMPLES OF BENEFITS.

SUBSTANTIAL COMMUNITY INVOLVEMENT

SUBSTANTIAL - Of considerable size

Many, not a few, not a select few either.

COMMUNITY - A group of people having a particular characteristic in common

This will affect the City of Raleigh, but the southern part of the City the most. Therefore, people from all over the City need to be part of the community.

INVOLVEMENT - The fact of participating in something

Involvement will include a commitment to participate in meetings, discussions, sign a memorandum of agreement, vote on actions.

HOW LONG?

LIKE LABOR - Until it is Delivered

There is no time frame. This could take up to 18 months. Our area has never seen this type of development before.



Do We Need One?

YES

NO

MAYBE

SO

Do We Need One?

YES

We have never had a development this size in our area. With the developers requesting rezoning for the entire project without complete plans, the community has no idea what will be built. There is nothing in place for the citizens in terms of community engagement. With COVID-19, there is nothing except virtual public hearings for citizens to speak on any matter unless they call or email.

The developers have already spoken with the City about the possibility of a CBA and were told that the Council was nominated and elected to speak for the citizens, so they didn't need to participate in a Community Benefits Agreement. How do we trust that our voices will be heard?

HOW DO WE GET ONE?

CREATE
COALITION
WILLING TO
PARTICIPATE

Ask citizens,
organizations,
religious groups,
business owners

SET MEETING
TO EXPLAIN
PROCESS

Meeting may have to
be virtual for
explanation and get
commitment quickly.

PUT LIST OF
COALITION
TOGETHER

Notes must be taken
of questions and
answers and trust
quickly established.

PRESENT LIST
TO DEVELOPERS
WITH REQUEST

MAKE REQUEST
TO DEVELOPERS,
COUNCIL AND
PLANNING
COMMISSION

Must be done before
Planning Commission
Meeting
10/22/20

PRESENTER



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