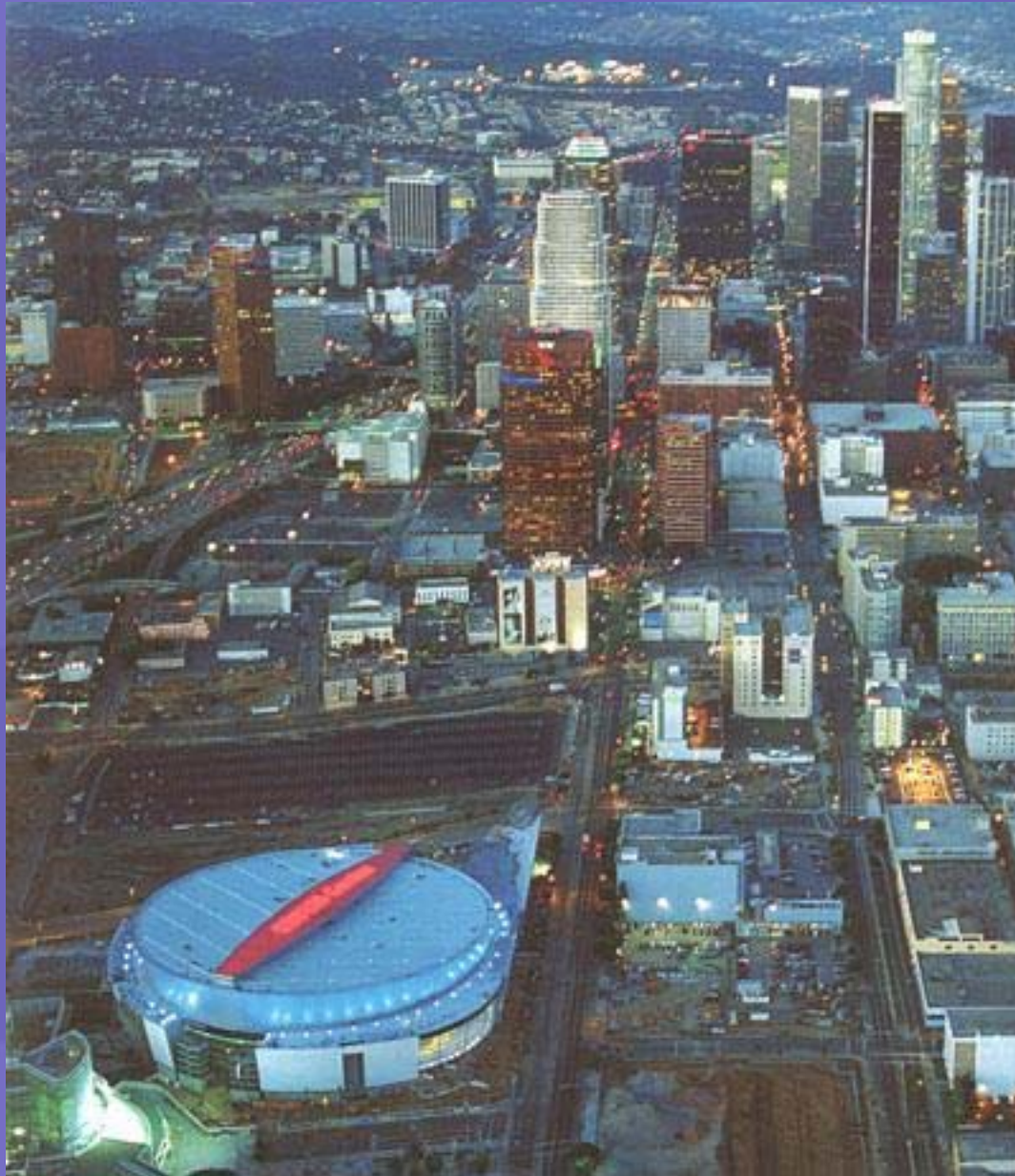


Community Benefits Agreement – Lessons from Staples Center

“The significant problems we face cannot be solved by the same level of thinking that created them.”

- Albert Einstein

ENVIRONMENTAL DEFENSE



Community Benefits Agreement

STAPLES

TCW

To Please All
ONLY



What is a Community Benefits Agreement?

- Interested community members meet to identify how a proposed development can reduce negative impacts and guarantee specific benefits for residents.
- With a list of potential benefits, stakeholders meet with the developer and city representatives to negotiate a CBA.
- The CBA is a legal document that becomes part of the city's agreement with the developer.

What does the community get?

- Each CBA is unique, and contains provisions stipulating how the development will benefit the community and the environment.
- Examples include air pollution reduction, local job training, living wages, support for local parks and recreation projects
- Because the CBA is a legal contract, all parties have more certainty that commitments will be met.

What does the developer get?

- A better project: better environmental performance, reduced threat of litigation, cost savings, etc.
- Local support: Community groups agree not to sue the developer or oppose the developer's project in public meetings.
- Certainty: all parties are bound by clearly defined commitments.

Three Steps to Success

- Allies Identified
- Common Goals Identified
- Negotiated Agreement

- Youth Groups
- Faith-based Groups
- Community Groups
- Social/Environmental Justice
- Unions

Three Steps to Success at LAX

- Allies Identified
- Common Goals Identified
- Negotiated Agreement

- **Affordable Housing**
- **Job Training and Placement Opportunities**
- **Park and Recreation Development**
- **Ongoing oversight and communication**

Three Steps to Success at LAX

- Allies Identified
- Common Goals Identified
- Negotiated Agreement

- **Coalition-agreed negotiation points**
- **Six- month process**
- **Final agreement worth several million dollars**

Allies – FCCEJ

Action for Grassroots Empowerment and
Neighborhood Development Alternatives
(AGENDA)

All People's Christian Center

Association for Community Organization Reform
Now (ACORN)

Blazers Youth Services

Budlong and Jefferson Block club

Central American Resource Center (CARECEN)

Clinica Oscar Romero

Coalition for Community Health

Coalition LA

Community Coalition for Substance Abuse
Prevention and Treatment

Concerned Citizens of South Central Los Angeles
(CCSLA)

EI Rescate

Environmental Defense-Environmental Justice
Project Office

Episcopal Church of St. Phillip the Evangelist

Esperanza Community Housing Corporation

Faithful Service Baptist Church

Hotel Employees and Restaurant Employees
(HERE) Local 11

Los Angeles Alliance for a New Economy
(LANNE)

Neighbors for an Improved Community

Project Islamic Hope

St. John's Episcopal Church

St. John's Well Child Center

St. Mark's Lutheran Church

Service Employees International Union (SEIU)
Local 1877

Strategic Actions for Just Economy (SAJE)

Student Coalition Against Labor Exploitation
(SCALE)

United University Church

Canaan Housing Corporation

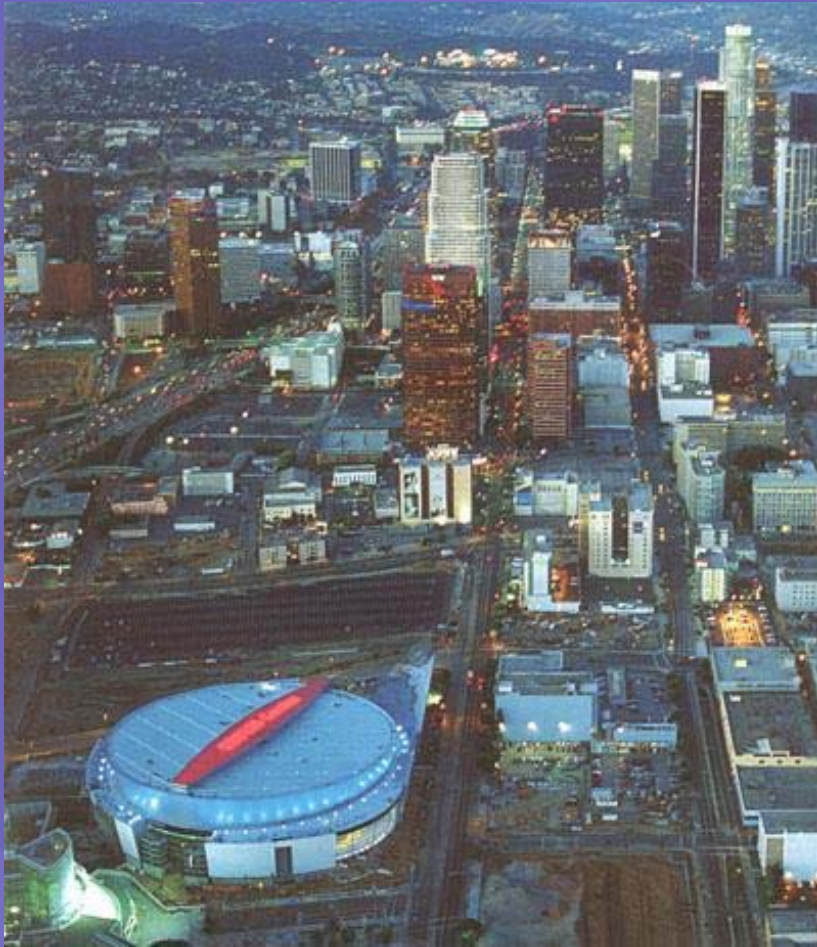
First United Methodist Church of Los
Angeles

St. Agnes Catholic Church

Staples CBA Timeline

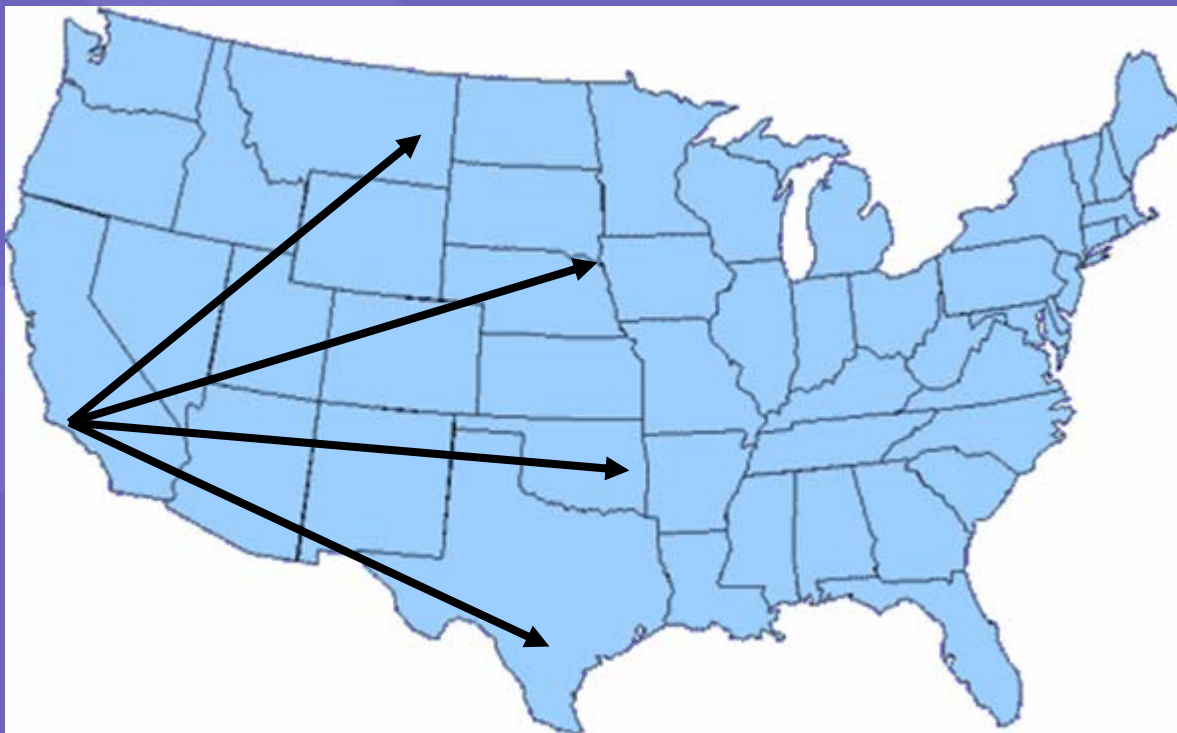
- Staples Center announces plans to double in size and expand by 4 million sq. ft. (May 2000)
- Community meetings begin to determine scope of needs and concerns, while research is conducted about developer and history (July 2000)
- Meetings with Staples Center management about existing and future community impacts (November 2000)
- Submit comments to Draft Environmental Impact Report (February 2001)
- Formal negotiating sessions with Staples Center management and drafting of Cooperation Agreement (March – May 2001)

Staples Center Expansion



- **First Major Stand Alone Community Benefits Agreement**
- **LA Times called it “the first of its kind nationwide in its scope” (June 2, 2001)**
- **Investment in neighborhood parks**
- **Solid waste plan**
- **Affordable Housing**
- **Job Training**

The Replication Question



How do we take what we learned in the CBA process and apply it in other situations and other cities?