BUILDING EFFECTIVE PUBLIC & PRIVATE PARTNERSHIPS
THROUGH
COMMUNITY BENEFITS AGREEMENTS

Linda Julien, MPA
Compliance Manager- Sole Mia
LJulien@NorthMiamiFL.gov
305-893-6511 x12206
The present text explores the case for collaboration with public/private entities to engineer effective Community Benefits Agreements for new construction developments and the rehabilitation of existing housing. These partnerships aim to increase job readiness skills for residents while simultaneously providing benefits such as set asides, employment, green spaces, recreation and community centers.
Community Benefits Agreement (CBA)

What is A CBA?

• An agreement between a public authority and private developer

Public or Private Institutions ~ Contractors ~ Community Representatives
PUBLIC, PRIVATE, PARTNERSHIPS (P3)

• Set Asides
  • Placement of funds in reserve
    • Community Projects
    • Improving Housing Affordability/Rehab
    • Workforce Housing

• Workforce Development
  • Expounding upon a non-traditional workforce group
IMPROVING HOUSING
AFFORDABILITY/REHAB – LOW INCOME
HOUSING TAX CREDIT (LIHTC)

4% Tax
Credit

Equals to 30%
of new
construction

HOME
Investment
Partnership
Program

Community
Development
Block Grant
Program

Federal Home
Loan Bank
Affordable
Housing
Program

9 % Tax
Credit

Rehabbed
building

A newly
constructed
building

Preference is
given to
lower
income
residents

A census
tract w/
poverty rate
of 25%
MIAMI DADE METRO AREA
SECOND LARGEST WITH JOB GAINS IN FLORIDA

Non-agricultural Payroll Jobs in Miami-Dade County

<table>
<thead>
<tr>
<th>Month</th>
<th>April 2018-2019</th>
<th>March 2019 - April 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education &amp; Health Services</td>
<td>+6,200 (+3.3%)</td>
<td>+700 (+0.4%)</td>
</tr>
<tr>
<td>Professional &amp; Business Services</td>
<td>+5,700 (+3.2%)</td>
<td>-1,900 (-1.0%)</td>
</tr>
<tr>
<td>Transportation, Warehousing, &amp; Utilities</td>
<td>+5,700 (+7.6%)</td>
<td>+900 (+1.1%)</td>
</tr>
<tr>
<td>Leisure and Hospitality</td>
<td>+4,400 (+3.1%)</td>
<td>-300 (+0.2%)</td>
</tr>
<tr>
<td>Construction</td>
<td>+3,600 (+7.0%)</td>
<td>+500 (+0.9%)</td>
</tr>
<tr>
<td>Other Services</td>
<td>+2,000 (+3.9%)</td>
<td>+100 (+0.2%)</td>
</tr>
<tr>
<td>Total Government</td>
<td>+1,100 (+0.8%)</td>
<td>-1,100 (-0.8%)</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>+300 (+0.7%)</td>
<td>+700 (+1.7%)</td>
</tr>
<tr>
<td>Information</td>
<td>+200 (+1.0%)</td>
<td>-200 (-1.0%)</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>-400 (-0.5%)</td>
<td>+100 (+0.1%)</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>-500 (-0.3%)</td>
<td>0 (-0.0%)</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>-500 (-0.6%)</td>
<td>200 (+0.2%)</td>
</tr>
</tbody>
</table>

THE “MODEL BLOCK” INITIATIVE
CITY OF W. PALM BEACH = SUCCESS

**Streetscape Improvement**
- Landscaping along business & residential corridor

**Residential Development**
- 2 year to plan
- 35 new homes
- 14 homes rehabbed
- Assisted 65 families to purchase homes
- Total Investment = $8M

**Commercial Development**
- Retail
- Restaurants
- Small business training- 150 low to moderate income entrepreneurs = 115 jobs created
• PARTNER WITH LOCAL ACCREDITED INSTITUTIONS

Technical Colleges

Construction  Electrical  HVAC
Early Childhood Education  Healthcare
Commercial Foods & Culinary
RECOMMENDATIONS

• Assess the challenges facing your community
• Build partnerships with Technical Colleges, Miami-Dade Beacon Council, Career Source and your local Community Redevelopment Agencies
• Develop a viable workforce through training and development
• Preserve existing housing
• Develop an affordable housing business model
“Vision without action is just a day dream and Action without vision could be a nightmare” - Japanese proverb

THANK YOU!