

BUILDING EFFECTIVE PUBLIC & PRIVATE PARTNERSHIPS *THROUGH* *COMMUNITY BENEFITS AGREEMENTS*



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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)

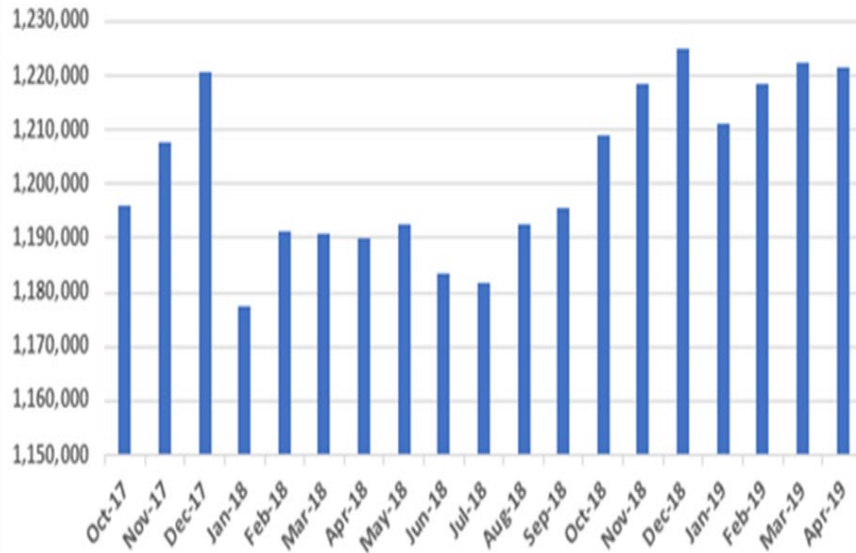
- Set Asides
 - Placement of funds in reserve
 - Community Projects
 - Improving Housing Affordability/Rehab
 - Workforce Housing
- Workforce Development
 - Expounding upon a non-traditional workforce group

IMPROVING HOUSING AFFORDABILITY/REHAB – LOW INCOME HOUSING TAX CREDIT (LIHTC)



MIAMI DADE METRO AREA SECOND LARGEST WITH JOB GAINS IN FLORIDA

Non-agricultural Payroll Jobs in Miami-Dade County



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

Retrieved from <http://http://www.careersourcesfl.com/>

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

Construction Electrical HVAC
Early Childhood Education Healthcare
Commercial Foods & Culinary

Technical Colleges






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



A hand is holding a smartphone. The screen shows a cityscape with a river and buildings. The background is dark and blurry. The text is overlaid on the left side of the image.

**“Vision without action is just a day dream
and Action without vision could be a
nightmare”- Japanese proverb**

THANK YOU!