An introduction to Community Benefit Agreements and other types of agreements

In Denver, property developers/owners can enter into legally binding agreements that address specific topics related to the development. This guide provides an overview of three common agreement types: Community Benefit Agreements, Development Agreements, and Good Neighbor Agreements.

Community Benefit Agreement

A Community Benefit Agreement (CBA) is an agreement between a community organization and a developer or property owner of a new project. CBAs are an opportunity for neighbors to work together with development projects to make sure the community’s priorities are reflected. The city is not directly involved in this type of agreement. These agreements empower community organizations and developers or property owners to approach each other with creative solutions outside of city government processes. CBAs are a newer tool in other cities. Please reference the resources section in this pamphlet for additional information.

Common Topics
- Community-serving businesses or spaces, like grocery stores or daycares
- Affordable housing
- Local hiring/apprenticeships
- Wages/job quality standards

Development Agreement

A Development Agreement (DA) is an agreement between the city and the developer or property owner addressing infrastructure and other public improvements or amenities that contribute to the city and community’s goals. Development Agreements focus on project phasing of standard city requirements and timing of public improvements. Development Agreements may also include commitments beyond city regulations.

Common Topics
- Streets, multimodal transportation options, and infrastructure
- Parks/open space
- Environmental remediation
- Affordable housing
- Hours of operation
- Building and site design
- Points of contact for neighborhood communication
- Noise restrictions
- Parking requirements

Good Neighbor Agreement

A Good Neighbor Agreement (GNA) is an agreement between a neighborhood organization, like a Registered Neighborhood Organization (RNO), and a developer, property owner, or operator of a new project or business, such as a liquor/marijuana establishment.

Common Topics
- Hours of operation
- Building and site design
- Points of contact for neighborhood communication
- Noise restrictions
- Parking requirements
- Affordable housing

FAQs

Can there be more than one type of agreement for the same project?
- Yes, there could be one or more agreements for the same project. For example, the developer may enter into a DA with the city and a CBA or GNA with the community for the same project.
- If there is more than one type of agreement for the same project, they will be legally separate agreements, even if they address similar topics. A developer/owner will typically not agree to sign any private agreement that conflicts with city requirements, but could agree to do more or include the community in a unique way, or to do things that are not addressed in a DA with the city.

Resources to Learn More About Community Benefit Agreements

These resources were not created by the City and County of Denver and may not fully reflect how CBAs and DAs are typically used in Denver.

Overview of CBAs: https://allincities.org/toolkit/community-benefits-agreements

History and Overview of CBAs in the US: https://ced.msu.edu/upload/CBA%20report%20Final.pdf

Contact for additional information:
- NEST: Neighborhood Equity & Stabilization Team
  - Phone: 720-913-1552
  - Email: NEST@denvergov.org
  - They can be reached at: email: NEST@denvergov.org
  - Available to help them stay in Denver.

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