



# The Campaign for Responsible Development

A project of FRESC, the Front Range Economic Strategy Center

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## COMMUNITY BENEFITS ACHIEVEMENTS AT THE CHEROKEE-GATES PROJECT

### Affordable and Accessible Housing

- A landmark Affordable Housing Plan that not only exceeds the Inclusionary Housing Ordinance (IHO) in for-sale affordable units but also includes hundreds of affordable rental units targeting the income levels of Denver's greatest need.
- Construction of 150 affordable, for-sale units out of 1,500 total for-sale units (10%).
- Construction of 200 low-income rental units out of 1,000 (20%):
  - Of the rental units, 100 are for families at or below 50% of area median income (AMI) and 100 for those at or below 30% AMI.
  - Additional affordable units will be required if the actual total number of units exceeds 2,500.
  - Reasonable efforts must be made to disperse the rental units in more than three buildings.
  - Rental affordability shall be maintained for at least 40 years from the first certificate of occupancy, or longer if required by financing mechanisms.
- A commitment to conform with state, federal, and local handicapped accessibility standards, ensuring that all housing units are accessible or accessible-convertible.

### No Super Wal-Mart

- A unique agreement that excludes low-road big-box grocery stores like Super Wal-Mart who undercut existing good jobs in the grocery industry through poverty wages and inadequate health care.

### Community Involvement in Environmental Cleanup

- An unprecedented commitment to provide free and convenient public access to all cleanup documents at the nearby Decker public library.
- Cooperation and participation with the neighborhood coalition Voluntary Cleanup Advisory Board (VCAB) that is monitoring the cleanup and communicating cleanup issues to affected neighbors.

### Quality Jobs in Construction

- An unprecedented agreement to pay prevailing wages and benefits for every construction worker engaged in the publicly-funded construction of site infrastructure and maintenance of public spaces and facilities.
- The choice of a union construction manager and general contractor with a strong record of good wages, health care, retirement benefits, local hiring, and high quality skills and safety training.
- An unprecedented commitment to the use of a “Best-Value Contracting” process for selecting sub-contractors. The Campaign looks forward to working with the developer and construction manager to prioritize health care and new apprenticeship training opportunities as selection criteria.

### Living Wages for Public Facilities Workers

- An unprecedented agreement to extend Denver’s Living Wage Ordinance to include parking lot attendants and security personnel employed at the site’s public facilities.

### Targeted Job Opportunities for Nearby Low-Income Residents

- An enhanced “First Source” local hiring system that promotes recruitment of local residents to fill new positions and, for the first time, prioritizes immediately adjacent low-income neighborhoods.

## **Setting a Standard and Changing Expectations for Future Projects:**

- Denver’s Office of Economic Development is now employing, for the first time, an explicit “public benefits framework” to outline the public financing package for this project.
- A unique arrangement is in place for this project for the Denver General Fund to receive approximately \$30 million in interim revenue to ensure that tax payers do not pay “out of pocket” for new public service burdens the project creates.
- Should this project succeed beyond expectations, a unique arrangement is in place on this project for tax payers to share substantially in the windfall profits.
- A broad and organized coalition of community interests was actively and directly involved in defining and bargaining over the specific community benefits necessary from the project to justify public subsidies.
- City agencies and the developer worked positively and collaboratively to reach mutually agreeable outcomes.