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.