Scott Johnson

From: Darryl Rutherford <darryl@sachousingalliance.org>
Sent: Tuesday, May 20, 2014 4:14 PM
To: clerk; Scott Johnson
Subject: Sacramento Coalition for Shared Prosperity - Our CBA Comparable to Other Community CBA's
Attachments: SCSP asks (simple) compared to Farmers Field and USC University Park (2).docx

Good afternoon,
Please find attached a document for public record that both the King's and the City of Sacramento has asked for comparing the Sacramento Coalition for Shared Prosperity's Community Benefit asks to other communities who have adopted CBA's related to the development of sport complexes.

Please forward the attached documents to the Councilmembers as well as Kunal Merchant & Daniel Conway regarding this evening Council meeting.

Thank you very much.

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	Basketball Holdings, LLC Promised Benefits	Sacramento Coalition for Shared Prosperity Proposal	USC University Park Agreements	Farmer's Field Agreements *No public subsidy*
Affordable Housing		1. The developer will work with community based affordable housing developers to build or cause to be built 380 universally accessible housing units in the City of Sacramento that are affordable to the retail and service industry workforce of Sacramento. The units will be considered affordable if their rents are regulated, universally accessible and the units do not exceed 80% AMI for a family of 4 or below. The 380 units will be broken down in the following way: 1) 228 units or 60% do not exceed 80% AMI, 2) 76 units or 20% do not exceed 50% AMI, and 3) 76 units or 20% do not exceed 30% of AMI. 2. The City, in partnership with the developer, shall continue to implement the Single Room Occupancy (SRO) ordinance, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of 100 existing SRO units and the construction of 200 new studio (efficiency) units in the City. 3. *The Developer will contribute to Sacramento Steps Forward to establish a foundation grant to fund 50% of the first two first-step housing sites, and support the first four years of operation by providing for 50% of the operating expenses.	Affordable housing obligations going beyond the city's requirements: USC agreed to provide $20 million in funds improve to improve Housing Preservation and Production. Programs included the following: a) Revolving Loan Fund available to the community for the rehabilitation of existing housing units, b) Revolving Loan Fund available to be used by a pre-approved list of affordable housing developers to create new units, c) Gap funding to develop affordable family rental housing, d) The City's Affordable Housing Trust Fund Contribution.	Affordable housing obligations going beyond the city's requirements, including: <u>Housing Trust Fund</u> AEG provided a $15 million Funding Commitment to the City's Housing Trust Fund. <u>Lower Income Housing Policies</u> AEG sought the creation of land use policies to protect the neighborhoods, including the establishment of No Net Loss Zones to limit the decrease in the supply of lower Income housing at each affordability level, and limiting the conversation of sites that currently have lower income housing units into parking lots or other uses serving the Event Center.

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Environment and Transportation	Green and Sustainability • LEED Gold certification as one of the greenest NBA arenas in the nation, and greenest in California • Green Sports Alliance partnership to develop a comprehensive "GreenPrint" for the sustainable design, construction and operations of the new ESC • Farm to Fork program with the Sacramento CVB to ensure food and beverage concessions utilize locally-grown and locally-sourced food and agriculture • Streetcar Assessment District support to improve connectivity and economic activity in and around downtown Sacramento • Bike parking, bike valet, and bike sharing program capacity to encourage biking to and from the ESC	4. The Developer will provide subsidized public transportation in the form of reduced-cost transit passes for all employees of the Sacramento Kings, operators and vendors of the SESC, and a vanpool for said employees who do not reside within 1 mile of public transportation options and/or who work after regular Regional Transit service hours have ceased. 5. The Developer and Operators will reimburse Sacramento Regional Transit for any costs associated with extended public transportation service hours added for events held at the SESC. 6. Developer and Operators will ensure that all SESC event tickets sold, also act as public transportation day-passes for both Yolo Bus and Sacramento Regional Transit, and that both agencies are reimbursed for the costs associated with this transportation program. 7. Development meets Gold level or above LEED certification on all building elements and landscaping at the Development and at sites donated by the City to the developers. 8. The Developer will ensure that the SESC is equipped with state of the art solid waste disposal and composting systems for all refuse produced at the SESC. 9. The Developer will ensure adequate and secure bicycle parking in the design of the Development so cycling to work by employees and patrons at events is encouraged.	Encouraged Transit Use USC created a "mobility hub" to encourage transit use in the community. The Hub offered discounted transit passes, coordination of car and van pools, car rental and share services, secure bike parking and a bike leasing program. Cost estimated to be $150,000. Shuttle Service USC extended a Community Shuttle route to provide connectivity between the neighborhood and the new development. Cost estimated to be $50,000 per year. Bicycle Lanes USC agreed to provide bicycle lanes on a nearby street. Cost estimated to be $50,000. Bicycle Parking USC agreed to provide secure bicycle parking on location, for all new developments.	Employee Transportation AEG implemented transit and other non-auto incentives for its employees, which may include a ride share program. Public Transit AEG sought an agreement with Metrolink to accommodate spectators with additional cars or special trains. Public Transit Passes AEG made transit passes available either with event tickets at the point of sale or as close to the time of the event as possible. AEG also offers incentives or discounts to encourage transit, and insured the face value of Metro fares is received by Metro. Bicycles AEG provides valet bike parking for up to approximately 500 bicycles nearby the Field, in addition to the bicycle obligations in the Development Agreement.

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Small Business	<u>Local and Small Business Participation</u> • 60% of biddable work to include participation by local businesses • 20% of biddable work will include participation by small business enterprises (15% by local small business) • Local and Small Business Consultant and strategic partnerships with local Chambers of Commerce	10. The Developer will seed a city-wide small business revolving loan fund (RLF) of $1,000,000 to be managed by a local Community Development Financial Institution (CDFI) or the Economic Development Department of the City of Sacramento. The RLF will offer financing for acquisition of land and/or facilities, façade & landscaping improvements, building renovations, refinancing existing debt for expansion, machinery and equipment acquisition, working capital, and new construction. 11. The Developer shall compensate small businesses owners located within 3 blocks of the SESC development for any evidenced loss of revenue during the construction of the arena and ancillary projects. 12. The Developer shall reimburse small business owners located within 3 blocks of the SESC development that provide evidence of costs associated with necessary relocation due to loss of revenue, business front accessibility, loss in off-street or on-street parking, automobile traffic in front of their business, excess noise, dust, and other disruptions and/or the introduction of new business that reduce commerce for or compete with the existing businesses during construction and the ongoing operations of the SESC and ancillary projects.	<u>Small Business Empowerment Services</u> USC agreed to provide business assistance for at least 40 local small businesses, free of charge, including needs assessment consultations, capital/loan consultations, marking consultations and procurement/contracting consultations. <u>Relocation Assistance</u> USC provided relocation assistance for qualifying existing University Village businesses, in the amount of $17,500 per tenant. USC also made good faith effort toward bringing existing businesses back to the new University Village project once constructed. <u>Neighborhood Business Improvements</u> USC funded Transit Connectivity Enhancements including a small business Façade Improvement Program and Transit-Oriented District Plans. USC will provided $1,000,000 total towards these efforts.	<u>Small Business Development Fund</u> AEG agreed to provide seed funding in the amount of $200,000 and other obligations for the Small Business Enterprise Development Fund. The purpose of the Fund is to support the development and growth of small- and micro-business in the vicinity of the Project. Funds will be used to support the development of the SBE in the construction and operation of the project. <u>Small Business Outreach</u> AEG provided $100,000 to Community Development Technologies Center to fund community outreach related to the Small Business Enterprise Development Fund, to inform small- and micro-businesses about the Fund and prepare them to participate.

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Good Jobs	<u>Local Hiring and Workforce Development</u> • 60% of all construction workers and 70% of construction apprentices from the local Sacramento area • 20% of all construction hours performed by apprentices and at least 70 "Priority Apprentices" hired from economically disadvantaged backgrounds and neighborhoods • $200,000 in wage subsidies from SETA to incentivize the hiring of Priority Apprentices • $10,000 donation to the Helmets to Hardhats program to encourage hiring of veterans • Job opportunities at the new ESC for current Sleep Train Arena employees in good standing • Ban the Box policy to provide greater employment consideration to qualified ex-offenders • First Source Hiring Program to provide early consideration to qualified high-need ESC job applicants	13. In meeting "local hire" requirements for the Development, the Developer and the City of Sacramento shall apply the following priorities: o First priority: Residents of and businesses located within the City of Sacramento o Second priority: Residents of and businesses located within the County of Sacramento o Third priority: Residents of and businesses located within the six county SACOG region o Fourth priority: Residents of and businesses located within the San Joaquin COG region 14. SESC vendors/operators shall "Ban the Box" by removing questions about criminal history from all SESC vendor/operator job applications. 15. Developer and vendor/operators will make every effort to ensure that the employees hired at the Development, and at sites donated by the City to the Developer, are representative of the current demographics of the City of Sacramento, including by gender, race and ethnicity.	<u>Local Hiring</u> "Local" was defined in two preferential geographic tiers, with the first priority for Tier 1: within a 3 mile radius of the boundaries of the Specific Plan Area, and the second priority within a 5 mile radius of the Specific Plan Area. <u>Local and Disadvantaged Worker Hiring Goals</u> USC presented its actual hiring relative to disadvantaged and local hiring goals figures on a quarterly basis, as well as in their annual report.	<u>Local Hiring</u> AEG established local hiring goals of 30% for construction, 10% of which would include disadvantaged workers, and 50% for operations. Compliance with these goals was reported on annually. <u>Local Hiring Compliance</u> If AEG did not meet the construction local hiring goal, and for each year the operations hiring goal was not met, AEG was required to contribute $25,000 to the Small Business Enterprise Fund.

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Safety and Community	<u>Community and Neighborhood Issues</u> • Collaboration with the Downtown Sacramento Partnership to enhance public safety, lighting, landscaping, beautification, traffic, wayfinding, and other services in the ESC project area • Food donation program with ESC Concessionaire partner to facilitate donation of high-quality unused food and concessions from ESC events to local organizations dedicated to fighting hunger and homelessness	16. The Developer will retain and restore for development and reuse (rather than demolish) listed and eligible historic properties on land parcels either within the Development or donated from the City to the Developer as part of the arena deal. 17. The Developer will reimburse the City of Sacramento for any costs incurred for the mitigation of neighborhood traffic and parking impacts, and necessary regulation changes, in downtown and midtown streets and corridors affected by increased traffic caused by the development and operation of the Development. 18. The Developer will ensure that the design of the SESC includes a daycare center facility for the children of all employees associated with enterprises in the SESC and that the necessary partnerships are in place for the operation of the center. 19. The Developer will design, develop and manage a furnished meeting room within the Development for use by the residents, and local organizations of the City of Sacramento. 20. The Developer will provide adequate, free, 24/7 public restrooms with access to potable drinking water, within a 3 block radius of the Development, similar in concept to the Portland Loo, etc.	<u>Parks and Open Space</u> USC committed to providing or enhancing open space areas outside of the Specific Plan boundaries to be used as a pocket park, community garden, or playground. USC contributed $350,000, exclusive of Quimby fees, to improve parks within 2 miles of USC. <u>Community Meeting Room</u> USC agreed to provide an 800 square foot community room, in an easily accessible location. USC is responsible for operations and maintenance expenses associated with the room, which is available free of charge to any community group or organization. Fair market rental value is estimated at $30,000 per year. <u>Grocery Store</u> USC agreed to locate a full service grocery store (minimum 25,000 square feet) that includes fresh produce in the development to replace one being demolished. Cost is not yet determined.	<u>Neighborhood Improvement Plans</u> AEG was required to create Neighborhood Traffic and Parking Improvement Plans directed at minimizing traffic and parking impacts on event days, to which AEG provided $350,000 in funding. In addition, AEG provided $500,000 for the development and implementation of Neighborhood Improvement Plans. AEG hired a consultant to conduct community meetings to gather input on both sets of plans, for all affected neighborhoods, to address issues such as traffic, parking, pedestrian safety, affordable housing, parks, green space, small businesses operations, streetscapes, community safety, and other community identified improvements.

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Safety and Community	<u>Education and Youth</u> • Job shadowing programs to expose high-need students to careers in the sports, entertainment and hospitality industries • Paid summer and academic year internship programs for students enrolled in accredited colleges and universities • Youth employment programs to provide job skills training and college preparatory services through part-time work opportunities related to the Kings and ESC <u>Arts and Culture</u> • $5,500,000 to the Art in Public Places program for public art at the ESC • Nine-member Public Art Selection Panel to develop an ESC Art Plan • Donation of notable artwork currently installed at Downtown Plaza to the Sacramento Metropolitan Arts Commission	21. The Developer and/or the City of Sacramento will ensure archaeological professionals from local educational institutions' Anthropology Departments are onsite at the Development construction site and at sites donated by the City to the Developer to monitor excavation activity in order to ensure the preservation of findings of historic significance, catalog and preserve historical artifact collections. 22. The Developer and the City of Sacramento will ensure that security call box systems are installed in all public parking lots within a 3 block radius of the SESC. 23. The Developer will provide funding to the Downtown PBID for private security patrols in the Alkali & Mansion Flat, Downtown and South Side Park neighborhoods. The security patrol will be in force on every day events are held at the SESC, beginning 1 hour before events, and ending no earlier than 3 hours after any event to manage the crowds of people attending the events. 24. The Developer will create a Cultural Equity Grants Foundation and contribute $600,000 to the foundation to supports culturally diverse arts organizations and individual artists working in culturally-specific and historically underserved communities of the City of Sacramento.	<u>Graffiti Abatement</u> USC continued to fund a local graffiti abatement program. Total annual cost not to exceed $30,000 per year for life of the agreement. <u>Fire Station</u> USC agreed to acquire land and construct a fire station to replace an existing historic fire station. Acquisition and construction costs were estimated to be $10,000,000. <u>Playgrounds and Programming</u> USC improved playgrounds and recreational facilities. USC provided $25,000 per year for life of the agreement. USC also contributed to programming within local parks (such as dance classes). USC committed to providing a minimum of $10,000 a year.	<u>Parks and Green Space Outreach</u> AEG committed to providing $60,000 to a non-profit selected by AEG and coalition groups to conduct parks and green space community outreach, planning, design and implementation. <u>Green Space Funding</u> AEG provided a total of $1,000,000 of funding for parks and green space, with the goal of creating at least one acre of park/green space. The funding could be used for land acquisition, construction, improvements or maintenance. <u>Public Safety Hotline</u> AEG operates a hotline with multilingual capacity to receive complaints and concerns from the public about any public safety issues related to event center operations.

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Transparency	<u>Public Transparency</u> • Dedicated websites and online resources to provide the public consistent and timely access to key information, documents and progress related to the ESC • Thirteen-member Community Advisory Council to oversee progress of key ESC economic and community benefits programs and initiatives	25. All documents, agreements, and data related to the development of SESC, Ancillary projects and at sites donated by the City to the Developer, as well as efforts to meet the obligations of this agreement, are made publically available immediately upon submission. 26. Representatives of the Developer will meet with the Coalition and the City no less than quarterly to monitor and review compliance with community benefit obligations.	<u>Public information Website</u> USC maintains a website as a public outreach tool that provides information on the current status of development projects. Estimated cost is $10,000 per year over the life of the agreement.	<u>Quarterly Reports</u> AEG gives the Collation Representative quarterly reports regarding compliance with this Agreement. The first quarterly report shall be provided three months after Project Commencement.