

Agenda Items for BVRAC Meeting, 1 May 2014

- 1) **Agenda Item:** Require CRA justified Contracts to provide Jobs to Residents of the CRA
 - a. Discuss a motion, made by Dr. Nancy A. Moulton, PhD, to request the city planner and legal counsel review and prepare contract language to be included in all future city contracts for which the funding for said contracts was in whole or partially justified by the CRA and provide for BVRAC member review by email by 20 May 2014 for final vote approval at the June BVRAC meeting.
 - b. Discuss a motion, made by Dr. Nancy A. Moulton, PhD, to request a letter from the Mayor to all existing city contractors who have been awarded a contract partially justified by the CRA, to encourage the contractors to hire employees and sub-contractors who are residents of the CRA and provide for BVRAC member review by email by 20 May 2014 for final vote approval at the June BVRAC meeting.

Rationale: According to the book: “*Affordable Housing and Urban Redevelopment in the United States: Urban Affairs Annual Review #46*,”(1997) other cities used letters from their Mayor to encourage hiring from the CRA. Results were very positive; in one case over 40% of costs were spent on wages to low-income residents in the CRA. Some localities have required up to 80% of workers be hired from the CRA in the redevelopment contracts. In addition:

- *Creation of jobs.* Redevelopment creates new jobs, both temporary jobs during the construction phase and permanent jobs once a project is complete. These jobs range from entry level service jobs to higher paying management jobs.
- *Creation of public infrastructure, schools and parks.* TIF revenues must be used for a public purpose, generally infrastructure improvements associated with the redevelopment. These include site acquisition and clearance; construction and/or reconstruction of streets, water and sewer systems; and removal of hazardous materials or conditions. TIF revenues also are used to build schools, parks and other community facilities.
- *Creation of housing.* Redevelopment projects help increase and improve the city's housing stock. Many DURA projects have created both market-rate and affordable housing, and some, such as Clyburn Village and the West Nevada Place townhomes, contain 100 percent affordable units.
- *Improved quality of life.* Although difficult to measure, there are many intangible benefits of redevelopment that fall loosely into the category of “improved quality of life.” Redevelopment projects can allow residents to live near where they work, spending less time commuting to jobs and shopping. They can help reduce the crime rate, making an area safer. And they can improve the beauty of an area, making it more desirable and helping boost property values.

<http://www.renewdenver.org/about-dura/citizens-guide-to-urban-renewal/section-2-redevelopment-and-the-community.html>