

MEMORANDUM

To: Ald. Marvin Pratt - Common Council President
From: Jeff Osterman; Jim Owczarski - Legislative Reference Bureau
Date: January 6, 2004
Subject: COMPARISON OF VERSIONS OF "COMMUNITY BENEFITS ORDINANCE"

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As you will recall, two versions of the proposed "Community Benefits Ordinance" -- **substitute 1** and **substitute 2** -- were considered at the last meeting of the Steering and Rules Committee. In addition, Ald. Gordon and Ald. D'Amato have indicated that they intend to offer a new version -- **substitute 3** -- at the January 8 Steering and Rules Committee meeting. The key provisions of each of these versions are as follows:

Substitute 1 (sponsored by Ald. Pratt)

- Applies to development city-wide.
- Creates specialized apprenticeship and pre-apprenticeship programs.
- Implements a first-source recruitment program.
- Requires compliance with the Residents Preference Program for all construction contracts in developments receiving more than \$1 million or 10% of project costs, whichever is less (but never less than \$50,000), in direct financial assistance from the City.
- Requires that developers receiving more than \$1 million or 10% of project costs, whichever is less (but never less than \$50,000), in direct financial assistance from the City comply with the City's requirements for use of emerging business enterprises as contractors.

Substitute 2 (sponsored by Ald. D'Amato)

- Same as substitute 1, but applies only to development in the Park East Redevelopment Plan area and such additional areas as the Common Council may designate in the future.

Substitute 3 (sponsored by Ald. Gordon and Ald. D'Amato)

- Applies only to development in the Park East Redevelopment Plan area and such additional areas as the Common Council may designate in the future.
- Creates specialized apprenticeship and pre-apprenticeship programs.
- Implements a first-source recruitment program.
- Requires compliance with the Residents Preference Program for all construction contracts in developments receiving more than \$500,000 in direct financial assistance from the City.
- Requires all developers receiving at least \$500,000 in direct financial assistance from the City to comply with the City's requirements for use of emerging business enterprises as contractors.
- Requires that any developer receiving \$500,000 or more in direct financial assistance from the City pay its employes a "prevailing wage," as defined in s. 66.0903, Wis. Stats.
- Requires that, for any property purchased from the City or RACM, at least 20% of dwelling units developed on the property meet a standard for "affordable housing". In lieu of setting aside affordable units, the developer may make a cash contribution equal to 10% of the market value of the land to an affordable housing trust fund.

cc: Pat McDonnell, City Attorney's Office

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