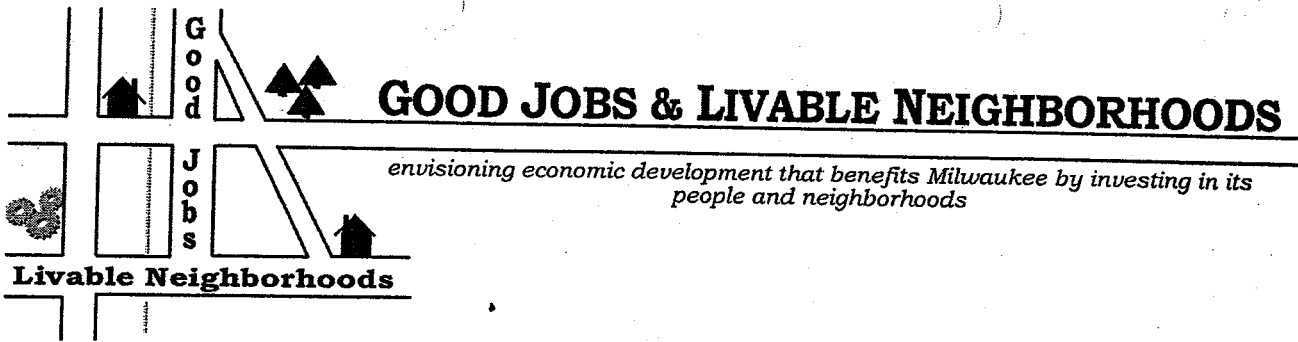


Vision Statement

Our economic life has purpose beyond the multiplying of goods and profits. The first priority is to serve the human person and the entire community. Our vision of community redevelopment is rooted in our conviction that public dollars and public resources must be used for the public good. We also believe the beauty of a project is measured not only by the structures and streets it builds but also by the lives it enhances. We want to redevelop not merely a corridor but a community, to create a gateway to hope and opportunity.

We support development planning processes in metro Milwaukee that are more inclusive and democratic, that heed the voices of not only the economically and politically powerful but also those whose voices are rarely heard and whose needs are too often ignored. A Community Benefits Agreement should be an explicit component of any redevelopment plan. The quality of jobs, environment and neighborhood services ought to drive the development at least as much as the character of buildings, landscapes and trendy businesses. Community residents must have ownership and input at every step. Decision-makers should share this vision and seek to have it reflected in all redevelopment plans. That will lead to the greatest return on investment, a win-win for taxpayers and for community residents, thereby enhancing all our lives



Coalition Members

9 to 5 National Association of Working Women
MICAH

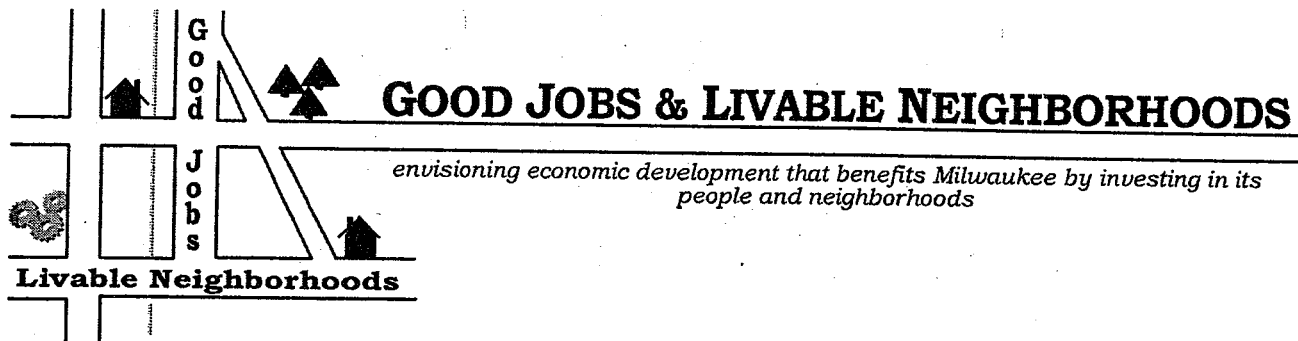
Milwaukee County Labor Council
Metro Milwaukee Fair Housing Council
Institute for Wisconsin's Future

Wisconsin Federation of Nurses and Health Professionals
Painters Local 781

Interfaith Conference of Greater Milwaukee
Wisconsin Citizen Action

United Auto Workers Local 469
Harambee Ombudsman Project, Inc.
Northcott Neighborhood House, Inc.

with technical assistance from UWM Center for Economic Development and Good Jobs First



Community Benefits Agreement Summary

1) Good Jobs

The creation of good jobs is the best mechanism for spreading the benefits of Park East redevelopment throughout the city. We believe the project should have job quality standards for construction phase, as well as for the jobs that will be created when businesses are established in this area. To us, a *good job* means good wages – prevailing wage or living wage, whichever is appropriate – health insurance and a preference for family friendly business. We also believe there should be concrete requirements for participation of minority workers and businesses.

2) Affordable Housing

The current plan for the Park East area identifies young professional and empty nesters as the desirable tenants for housing development. Publicly supported developments should not create an exclusive community open only to a few. We believe this development must include affordable housing, so that all types of workers hired in the area can also live there, and so that we consciously create an economically and racially diverse community of families.

3) Local Hiring and Training

The Park East development offers an unparalleled opportunity to connect unemployed residents from surrounding neighborhoods to jobs. We argue for the development of a first-source hiring program, with a goal of 50% of the jobs being filled by residents of 10 Milwaukee zip codes. The program would also connect residents of those neighborhoods with appropriate training opportunities. This program offers an amenity to new employers by ensuring an adequate supply of labor.

4) Environmental Issues

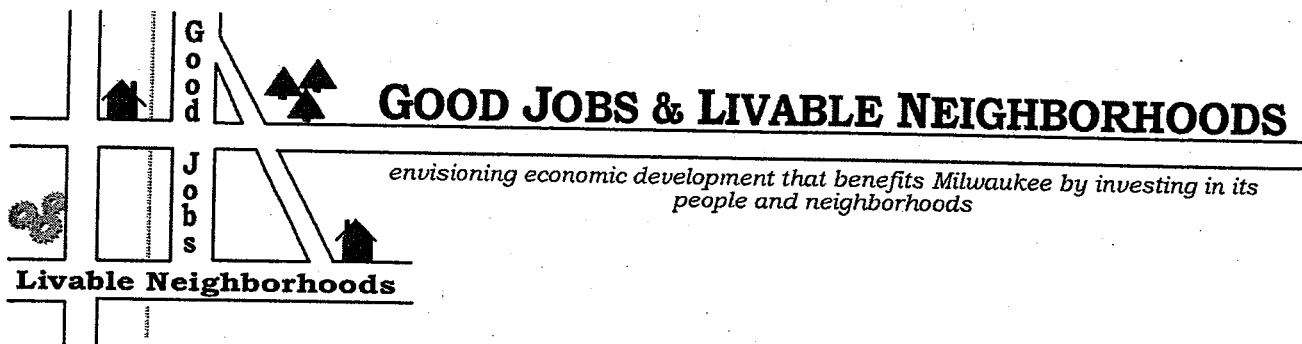
The downtown area includes a beautiful natural environment. New development should preserve and enhance environment, by including a bike trail, ensuring access to bus routes/public transit, offering park space, and creating a buffer zone along the river. We are very pleased that some of these provisions are already included in the city plan.

5) Community Services

The development must include services for people who live and work in the downtown area. We are especially concerned about ensuring access to childcare – a critical need for most working parents. We propose establishing a linkage fee to subsidize childcare for low-income parents at the award-winning MATC childcare center. This proposal supports working families and also helps to create more good jobs in the childcare industry.

6) Community Involvement/Accountability

While the community benefits agreement should be established and supported by city government, we urge you to invite community members to oversee implementation.



Community Benefits Agreement Outline Park East Redevelopment Area

Good Jobs

Where available, all work should be performed by locally owned, union businesses that pay living wage and offer full-time work

Specific goals include:

- Prevailing wage for construction jobs
- At least 25% DBE/MBE and 5% WBE for construction phase
- Goal of at least 25% minority and 5% women worker participation in construction jobs
- At least 75% of jobs created by tenant businesses pay living wage or market wage, whichever is higher, plus health insurance
- Preference for full-time family-friendly jobs that offer sick leave, vacation time, flexibility for family needs, regular scheduling (i.e. shift changes made voluntary)

Affordable Housing

- All housing development will be part of an inclusionary zoning district. Each housing development will set aside 30% of units for affordable housing. These units will be priced for varying levels of income, according to the CDBG standards for family of three. 7.5% will be priced for extremely low income families, 15% for very low income families, and 7.5% for low income families.
- Preference for landlords of rental properties who will accept section 8 vouchers
- Commercial developments within the area will be assessed a linkage fee to offset the cost of affordable housing construction
- Additional efforts will be made to maintain affordability of housing in adjacent neighborhoods.

Local Hiring and Training

- Enhanced apprenticeship programs to make construction jobs more accessible for low-wage workers and people of color
- Creation of First Source Referral System, coordinated and staffed by public employee(s) located in the development area. Employers will agree that at least 50% of jobs created by development after the construction phase should be filled by members of the target applicant pool, evaluated every six months. Job openings will be publicized by the coordinator (who will distribute notices to community-based organizations and Community Learning Centers within targeted neighborhoods). Employers agree to

interview/hire ONLY members of target applicant pool for first three weeks of hiring; after three weeks have passed, can hire from outside the target applicant pool.

- Targeted applicant pool consists of low-income residents of following zip codes: 53204, 53205, 53206, 53208, 53210, 53212, 53215, 53216, 53218, 53233
- First Source Referral coordinator will liaise with employers to determine training needs and help arrange training opportunities for members of target applicant pool (based on job characteristics and availability); training will use existing providers where possible (MJI, WRTP, MATC, Esperanza Unida, etc.).
- Start-up money for the coordinator will be funded by a portion of the linkage fee

Environmental Issues

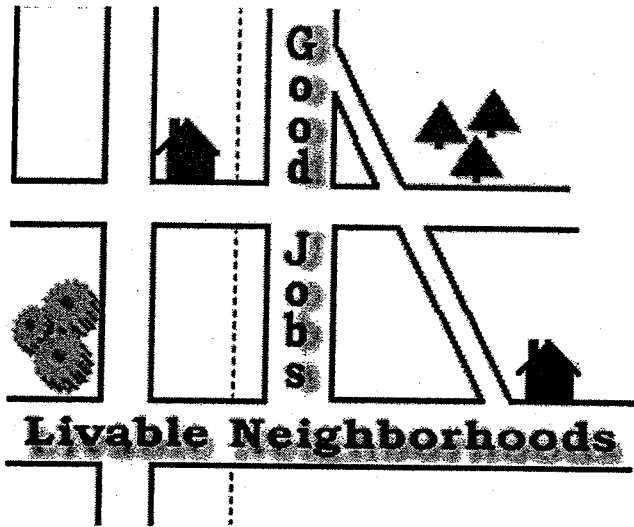
- Include bike trail that links up with neighboring trails
- Buffer area along the river
- Access to bus routes
- Green building design specifications
- Emphasis on pedestrian access from other parts of the city into the park east area
- Space designated for urban gardening and grant program to provide central city youth access to gardening opportunities in the area

Community Involvement/Accountability

- Agreement to be monitored by community oversight board
- The agreement will include specific penalties for violating agreement, and a clawback provision allowing the city to recoup funds from developers that fail to meet required standards

Community Services

- Expand access to subsidized childcare for low-income parents living or working in the Park East Development Area; use linkage fee to provide subsidies at MATC child-care center or a center of comparable quality.
- Preference for development that includes grocery store access at western end of project area



A coalition that includes labor unions, community organizations, congregations, and faith-based and environmental organizations. We envision economic development that benefits the city by investing in its people and neighborhoods.

- Milwaukee is tearing down the Park East freeway which opens up new land for development downtown.
- Public financing will be used to support development of new housing and new businesses near downtown.
- New development in the Park East area should benefit the city by bringing good jobs, hiring from local neighborhoods, including affordable housing, and protecting the environment.

Join us, April 3, as we ask our elected officials to ensure that development supports our vision for Milwaukee.

Invited guests include members of the County Board, the Common Council, and other elected officials from Milwaukee.

Good Jobs and Livable Neighborhoods

**Public Meeting
Thursday April 3**

7:00 PM

**Mt. Zion Baptist Church
2207 North 2nd Street
Milwaukee**

*Sponsored by: * 9 to 5 National Association of Working Women * Institute for Wisconsin's Future * Interfaith Conference of Greater Milwaukee * MICAH * Metro Milwaukee Fair Housing Council * Milwaukee County Labor Council * Painter's Local 781 * Wisconsin Federation of Nurses and Health Professionals * UAW Local 469 * Harambee Ombudsman Project, Inc. * Northcott Neighborhood House, Inc.**