

Park Hill Golf Course Community Benefits Agreement

Executive Summary

The impacts of systemic oppression and racism are alive and continually reverberating throughout the communities adjacent to the former Park Hill Golf Course. Denver's Northeast Park Hill, Clayton, Elyria-Swansea, and Skyland Neighborhoods have great diversity in race/ethnicity and income. However, like most urban neighborhoods across the country, these areas have been heavily influenced by institutional practices that have reinforced social inequities.

These inequities cause challenges when it comes time to engage a changing neighborhood, where the platform for a community's voice typically belongs to those with privilege. This privilege manifests in many ways and can overrepresent the viewpoints of a community. Those without the benefit of free time are often unheard, missing out on helping to shape the future of their environments. Without these voices, communities continue to develop and change in ways that cater to the privileged, further contributing to inequitable neighborhoods.

To combat these long-standing systems and patterns, residents, local workers, and community leaders have come together to advocate for a Community Benefits Agreement (“CBA”), to advance the goals identified in the Community Voice Report through the development of the former Park Hill Golf Course.

After many years of work, countless meetings, and intense negotiations with ACM Park Hill JV VII, LLC, the Developer, the Park Hill Golf Course CBA Coalition is proud to announce we have reached a transformative agreement that will enhance the lives of current and future community members, while setting a precedent for all other Community Benefits Agreements. This is a legally binding agreement, enforceable by the community organizations who have signed the agreement. Further, the CBA will be recorded in the real property records and will run with the land and bind future owners and users of property. Key wins achieved are described below:

Affordable Housing

- A minimum of 25% of all housing developed on-site will be income restricted for a minimum of 99 years.
- Affordable housing on-site will serve a variety of price points and residents, including for-sale, family-sized rental units, senior rental units, permanently supportive housing, and income-restricted units integrated into the market rate buildings.
- The inclusion of 2- and 3-bedroom units to serve families and larger households.
- The Developer will report on affordable housing compliance on an annual basis.
- In addition to the City's Prioritization Policy, Developer has committed to outreach and targeted marketing for available units to residents at risk of, or who have experienced displacement from, Northeast Park Hill, Clayton, Elyria-Swansea, and Skyland.

The affordable housing commitments in the CBA align with the commitments in the Development Agreement, creating a second, legally binding mechanism to ensure Developer’s compliance with their commitments.

Jobs & Workforce Development

- \$150,000 commitment from the Developer to work with a local organization to develop a Pathways Initiative, which will identify BIPOC-, local-, and women-owned businesses that could

potentially contract for work on the development and support them through business incubation, capacity building, and process navigation.

- Design and construction contracting will include a preference for BIPOC-, local-, and/or women-owned businesses. Specific commitments will be developed by the consultant who develops the Pathways Initiative and these commitments will be incorporated into the procurement process for Developer design and construction work.

Community Services and Amenities

- Property Tax Anti-Displacement Fund established to support residents facing increasing property taxes within a half mile of the Park Hill Golf Course; funds to support this work will match the overall need and are not limited by the Developer. This fund will exist for at least 8 years.
- Homeowner Initiative to raise awareness about affordable homeownership opportunities and a targeted marketing program to identify eligible buyers from the Northeast Park Hill, Clayton, Elyria-Swansea, and Skyland neighborhoods.
- Investment in the design development costs for the 303 ArtWay Heritage Trail signage and branding, and subsequent investment in trail construction through the site; Developer has committed \$10,000 as an initial investment in this work, plus \$1,000,000 per mile of trail constructed on the golf course land.
- Fieldhouse and Sports Field Initiative to coordinate with Denver Parks and Recreation and the Elevate Athletic Performance Foundation to create a community fieldhouse and sports field that provides additional amenities consistent with community priorities.

Economic Development

- The greater of 12,000 square feet or 10% of the commercial square footage will be dedicated as below-market commercial space to support economic opportunities for BIPOC-, local-, and/or women-owned businesses
- Developer and community will work together to solicit a credit union or other financial institution to locate on-site.
- Developer's donation of a parcel of land for a full-service grocery store. This parcel will be reserved for a period of 10 years and paired with incentives for the grocer who locates on-site; the community will have input in selection of the full-service grocery store.

CBA Implementation Committee

- A community-centered committee will be established to monitor CBA compliance and to provide guidance on implementation and project decisions that are relevant to components of the CBA. Developer will contribute \$50,000 to fund the start-up operations of the committee.

The work of the Park Hill Golf Course CBA Coalition will continue; we now pivot to conversations with our neighbors across all of Denver about the histories of our neighborhoods and what we need today to move closer to equity and to realize opportunity.

Please join us!

EXHIBIT D
Coalition's Statement in Support of the Project

To: Denver City Council, and the public.

From: Park Hill Golf Course CBA Coalition

Date: January 23, 2023

The Park Hill Golf Course CBA Coalition strongly supports the proposed development on the Park Hill Golf Course property, in light of (1) our community's clear need for affordable housing, economic opportunities, and urban amenities, after a history of disinvestment in the neighborhood; and (2) the comprehensive and legally enforceable Community Benefits Agreement negotiated and executed by our Coalition members and the project developer, ACM.

We are a coalition composed of neighbors, community leaders, faith leaders, local businesses, and local service organizations who came together out of concern for the current state of our community and how this land might be leveraged to affect our collective futures. It has truly been a community driven initiative to understand how we might have a voice in this process and to advocate for the things the community most wants and needs.

Over the months and years we have been working together and with our neighbors, three areas have emerged as local priorities: Housing, Economic Development Opportunity, and Parks and Recreational Space. The Community Benefits Agreement addresses these priorities in a variety of ways, all set forth in legally binding commitments, enforceable by our Coalition members. For additional transparency and community involvement, the CBA establishes an Implementation Committee to monitor and shape implementation of the CBA and the Project as a whole.

With this range of commitments, the CBA sets a new regional precedent for coordination between developers and affected communities, showing how partnerships can be built for the cultural and economic benefit of all parties and the people and institutions of our neighborhood.

For these reasons, our Coalition urges support and approval of ACM's proposed development on the Park Hill Golf Course site. We hope you will join us in becoming part of this exciting initiative to drive equitable development in our community in coming years.

Following is a partial listing of Coalition members who are parties to the Community Benefits Agreement and participated in CBA negotiations, and have taken public positions as described above.

- Denver Metro Community Impact
- East Denver Residents Council RNO
- Greater Denver Interfaith Alliance
- Greater Denver Ministerial Alliance
- Kids Above Everything
- National Organization of African Americans in Housing
- Northeast Denver Islamic Center
- Park Hill Pirates Youth Sports Organization
- St. Thomas Episcopal Church