



## **Union United Community Benefits Agreement Priorities**

Union United is a coalition of stakeholders, including small business owners, residents, immigrant groups, religious congregations, labor unions, and community-based organizations, working to ensure that the Union Square redevelopment process results in tangible benefits for the Union Square community. We believe that we can have development without displacement, but it requires the community to play an active role in the decision-making process.

Community benefits agreements, or CBAs, are legally enforceable contracts that have been used across the country to ensure that developments include community amenities. Our proposed CBA will include specific requirements to ensure affordable housing, local jobs, workers' rights, small businesses, community resources, open space, arts and culture, public safety, and participatory planning and other issue areas relevant to the redevelopment. With a seat at the table, more community members will be able to enjoy the benefits that the Green Line will bring.

### **Affordable Housing**

- At least 40% of the housing in the redevelopment will be affordable to households ranging from very low-income to middle-income.
- At least 50% of the affordable units developed will be family-sized.
- The developer will give loans for affordable housing and homelessness prevention.
- A large percentage of the affordable units will be dedicated for seniors.

### **Art and Culture**

- Create a multigenerational, multipurpose community center with programming provided by local organizations
- Provide a donation to fund public art throughout the development, giving priority to local artists.

### **Local Jobs and Worker Rights**

- Support a Project Labor Agreement that will require contractors and subcontractors to pay prevailing wages, provide health and retirement benefits, and have a qualified apprenticeship training program.
- Employers will participate in the Somerville First Source Jobs Program and fund job training.

### **Small Business Protection and Opportunity**

- Provide assistance to area businesses before and during the construction phases of the project.
- The developer will fund a Small Business Assistance Program.
- 30% of the commercial space should be affordable. This space should go first to previous tenants and then to local minority- and woman-owned small-businesses.

### **Green Design, Environment and Open Space**

- The developer will use building practices that are good for the environment and help deal with climate change, as well as encourage alternative modes of transportation.
- The Concord Avenue Community Space in the D-4 parcel will be preserved.



### **Participatory Planning**

- The developer will carry out a public process to determine land use mix.
- There will be an oversight and enforcement committee that includes appointed members from Union United, the master developer, the Civic Advisory Committee, Union Square residents, and the City.

### **Public Safety**

- The current public safety building will be redeveloped into a permanent public safety building.
- There should be a new fire station in Union Square with resources to serve new residents.
- The street design should be accessible to people with disabilities, elderly people, and children.

### **Impact Studies**

- The developer will do an environmental impact report and develop a plan to address problems before construction starts.
- The developer will conduct community impact reports to assess the impacts of new development.