



**PARTNERSHIP**  
for  
Working Families

# Delivering Community Benefits, Avoiding Preemption:

**Tools for Cities and Counties**

**Ben Beach, Legal Director  
The Partnership for Working Families**



# What Do We Mean by “Community Benefits”?



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# Strategies for Local Governments



Government Agreements



Encourage Private CBAs



Ordinances and Policies



Land Use Planning

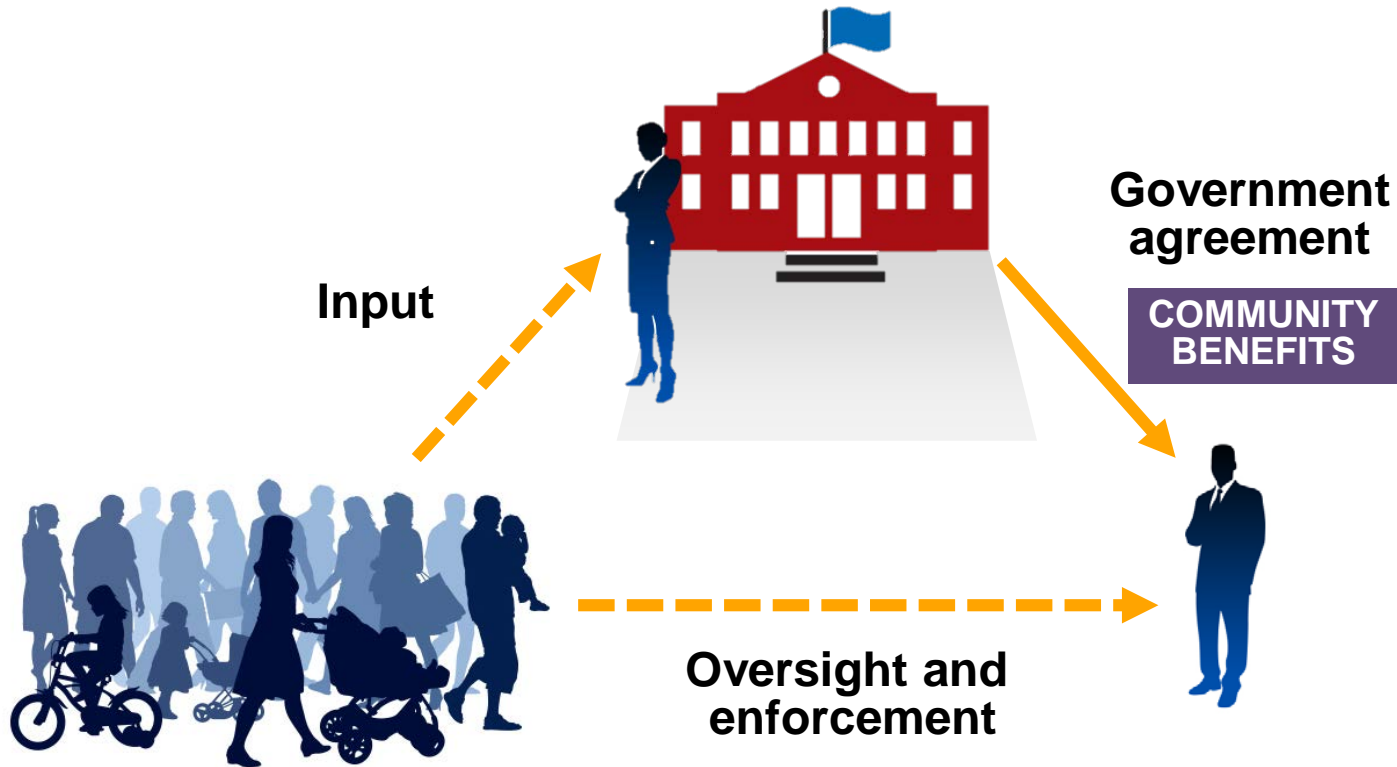


Community Impact Reports



Stakeholder Consensus

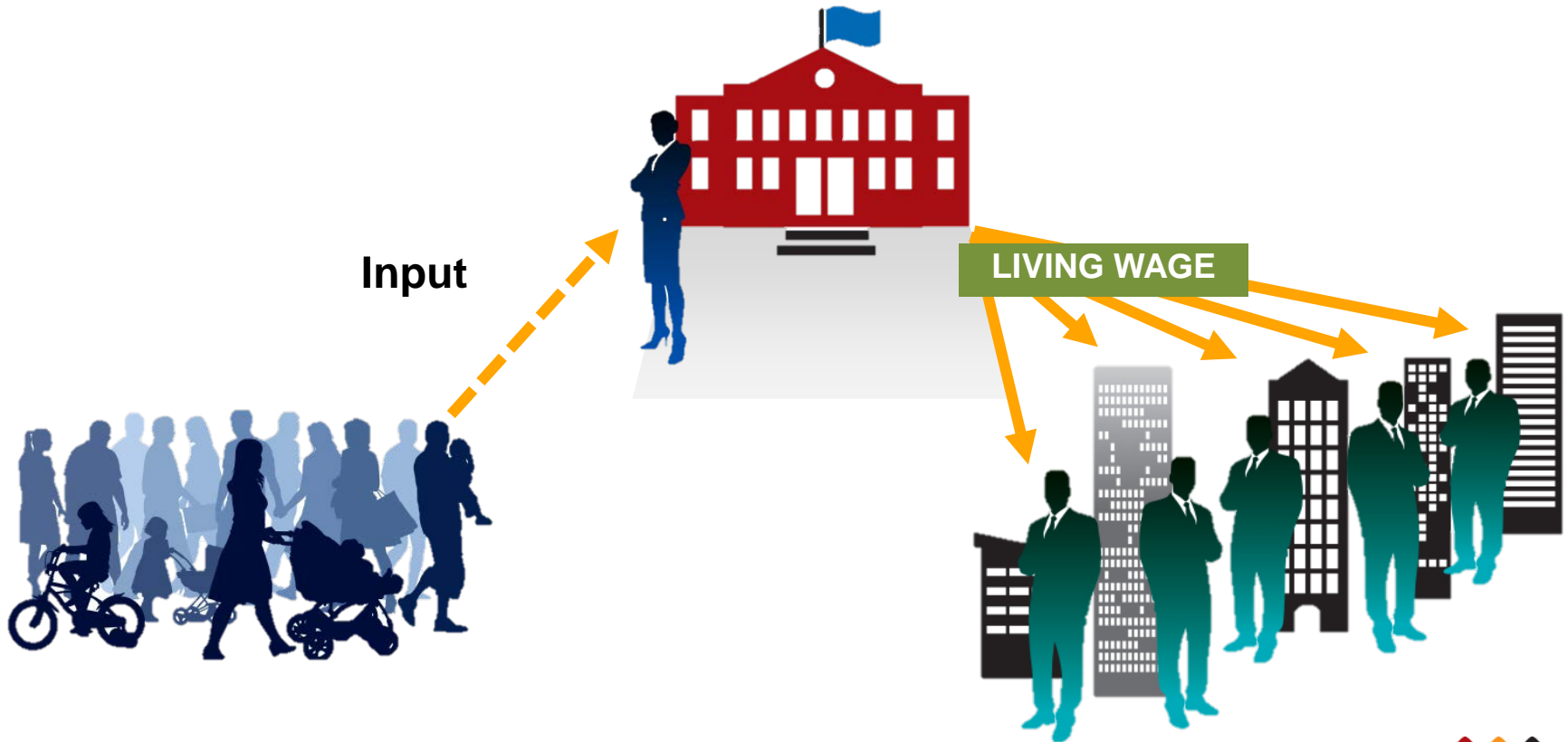
# Government Agreements



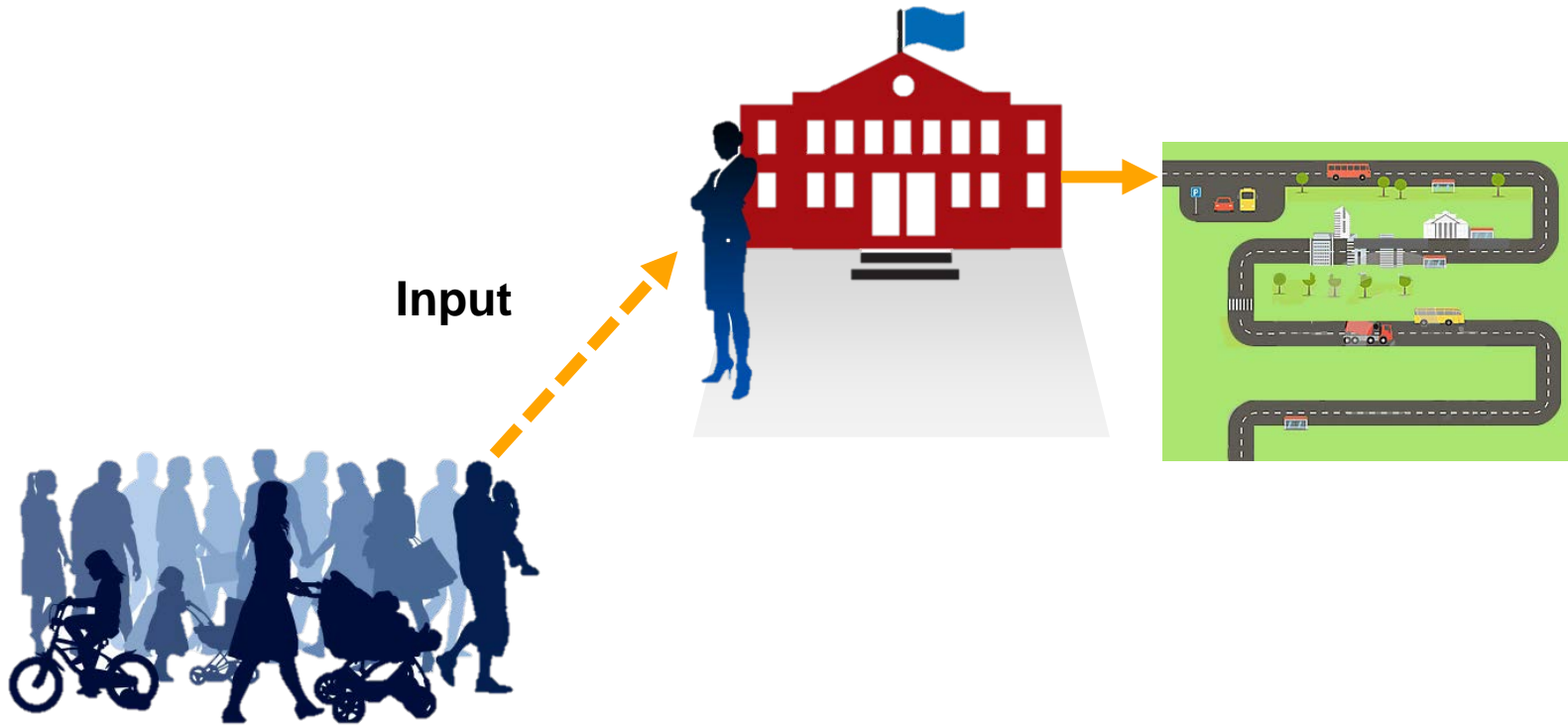
# Private Community Benefits Agreements



# Ordinances and Policies that Set Standards



# Land Use Planning





# Community Impact Reports



# Stakeholder Consensus



# State Preemption Laws

AL: Benefits

AZ: Benefits, Prevailing Wage, PLA, Inclusionary Housing

CO: Min Wage

FL: Min Wage, Benefits

GA: Min Wage, Benefits, PLAs

MI: Min Wage, Benefits

MO: Min Wage, Benefits

NC: Min Wage, Benefits, PLAs

NY: Min Wage(?)

OR: Min Wage, Inclusionary Housing

PA: Min Wage

TN: Min Wage, Benefits, PLAs

TX: Min Wage, Benefits, Inclusionary Housing

WI: Benefits; Min Wage

# State Preemption Laws -- Exceptions

AL: Benefits

AZ: Benefits, Prevailing Wage, PLAs

AZ: Inclusionary Housing – GOV'T CONTRACTS

CO: Min Wage – INDIVIDUAL PROJECTS

FL: Min Wage, Benefits—GOV'T CONTRACTS

GA: Min Wage, Benefits, PLAs

MI: Min Wage, Benefits – SUBSIDY AGREEMENTS

MO: Min Wage, Benefits – PREEXISTING LAWS (2015)

NC: Min Wage, Benefits, PLAs

NY: Min Wage(?) – SUBSIDY AGREEMENTS

OR: Min Wage, Inclusionary Housing – GOV'T CONTRACTS

PA: Min Wage

TN: Min Wage, Benefits, PLAs

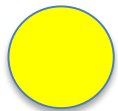
TX: Min Wage, Benefits, Incl. Housing – GOV'T CONTRACTS

WI: Benefits; Min Wage – SUBSIDY AGREEMENTS



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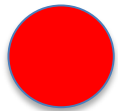
# Strategies for Local Governments



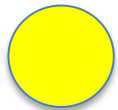
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# Resources



Visit  
[www.forworkingfamilies.org](http://www.forworkingfamilies.org)