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”?
What Do We Mean by “Community Benefits”?
Strategies for Local Governments

- Government Agreements
- Encourage Private CBAs
- Ordinances and Policies
- Land Use Planning
- Community Impact Reports
- Stakeholder Consensus
Government Agreements

Input

Government agreement

COMMUNITY BENEFITS

Oversight and enforcement
Private Community Benefits Agreements
Ordinances and Policies that Set Standards

Input

LIVING WAGE
Land Use Planning

Input
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
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
Strategies for Local Governments

- Government Agreements
- Encourage Private CBAs
- Ordinances and Policies
- Land Use Planning
- Community Impact Reports
- Stakeholder Consensus
Resources

Visit
www.forworkingfamilies.org