

Community Wealth Building Policy Coalition
Teach-in
WEPOWER

Agenda

CBA Campaign Teach-in (2022-23)

ITEM	TIME
 Intro to Campaign + Grounding in our WHY Who is in the room? Grounding question with a partner WEPOWER's mission + strategies Economic challenge + why this coalition Coalition overview + schedule + goals for 2022 	5 min
 CBA Overview CBA history / evolution in STL What is a CBA? Case study 	10 min
Closing + Questions ■ Calls To Action: Sign the Commitment Letter, Bring friend, 1:1	5 min

Visioning + Grounding

Talk To Your Neighbor To The Left Or Right Of You: Imagine You Had The Power to Transform Your Neighborhood

What would economic prosperity look like in your neighborhood?

Goals for Today



- 2. Understand Community
 Benefits Agreements (CBA's)
- 3. Understand and commit to calls to action to progress the work of the campaign



Mission What We Do

WEPOWER is solving our region's biggest systemic challenges. We activate community power to re-design education, economic, health, and justice systems to be just and equitable for all.

As co-creators of a radically different world, we are unapologetic about thinking and looking forward. Our strategies are straightforward. Through our place-based model, we are a community of hundreds of Black and Latinx changemakers and entrepreneurs working together.



These four strategies work together towards a future where systems are accountable to powerful communities that have been historically oppressed, and nurture our freedom, well-being, dreams, and joy.

We build authentic relationships between everyday people.

2

We activate a movement of new organizers, system designers, and public leaders.

3

We accelerate community-owned wealth generation.

4

We tell human-centered stories that shift beliefs and behaviors.

The Challenge

Black neighborhoods have been stripped of our

wealth and economic power.



Since the 1950s, St.
Louis City's population
has declined, mainly
due to drops in the
Black population and
the number of families
with school aged
children.

Poverty and geographic segregation exist with north St. Louis being majority Black (93%) and disproportionately low-income (37% poverty rate), whereas the south is majority white with a poverty rate of 20%.

More than half of East St. Louis households live on \$25,000 a year or less.

The Coalition

Community Wealth Building Coalition Mission:

The mission of the Coalition is to...

- Activate community members and residents from historically disinvested neighborhoods
- Activate a solid base of organizations led by ESTL and STL City-based Black and Latinx resident leaders
- Negotiate Community Benefits Agreements (CBA) and achieve a CBA ordinance that provides opportunities such as increased quality, accessible jobs and the acceleration of generational wealth-building opportunities.







The (E)STL Community Wealth Building Coalition is currently focused on three policy solutions while also working to advance individual CBAs whenever possible:

- Pass the Community Benefits Agreements
 Ordinance that requires development agreements to include community benefits negotiated by Community Committees.
- Monitor First Source Hiring Program. Monitor developer compliance with local hiring requirements negotiated by the Community Committee.
- Launch a Workforce Development Fund. Establish a fund for developers to pay into in the event they are not able to meet local hiring requirements.

2022 Coalition Meeting Schedule

Saturday, September 24th Saturday, October 29th Saturday, November 19th Saturday, December 10th

11:30am-1:00pm Brunch and childcare provided.

History of CBAs in St. Louis

- Equitable STL and Alderwoman Megan Green led efforts and planted important seeds around 2017, but this group is now inactive.
- WEPOWER's base in ESTL surfaced need for better accessible jobs in the city and voted on CBAs as a tool to address that in 2019. Of the 11 issue areas, 68.18% ranked the ones about jobs as the #1 barrier to economic opportunities in ESTL.
- WEPOWER's STL base surfaced the need to more equitably approach economic development in North St. Louis to catalyze communal wealth; they voted on CBAs as the tool in 2020.
- Decision to merge the STL and ESTL efforts via an economic justice coalition with CBAs as the first big policy priority.

Why Community Benefits Agreements?

As companies and developers plan to invest in St. Louis and East St. Louis real estate, there are currently no existing mechanisms to guarantee that the city tax dollars they create can be invested in workforce development and the revitalization of our communities. Community residents need a more direct route to negotiate community benefits with developers that seek incentives and support from St. Louis and East St. Louis taxpayers.

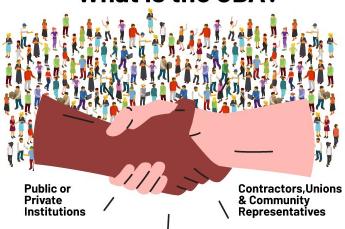
Community Benefits Agreements Are...

Legally binding contracts between developers and community based organizations, and are used to secure commitments from private developers around:

- Living wage ordinances
- Local workforce development
- Local hiring
- Community investment such as affordable housing

Community Benefits Agreements

What is the CBA?

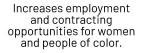


Community Benefits Agreement

CBA agreements are between public or private institutions and the contractors, unions and community representatives.

What does the CBA do?









Increases workforce training and technical assistance.

Sets consistent standards for technical assistance and safe working conditions for everyone.

Community Benefits Agreements Can Be Powerful Tools...

A CBA gives us a seat at the economic development table to make demands about what our community needs, and to get what we're owed from a new real estate development project in our city.

Without a CBA, our voices go unheard, good jobs remain hard to find, and members of our community will be forced to move when new developments make the cost of living in our city unaffordable.

Think of the NGA project, a billion dollar project. Before a major project like that breaks ground in a neighborhood like East St. Louis or North St. Louis, a Community Benefits Agreement gives us the power to negotiate directly with developers for the benefits most important to improving our lives.

Strategy Timeline

September

October

November

December

Base and Power Building

1:1's

Research

Coalition Base Building

House Meetings

Research Actions with subject matter experts

Teach-ins @ Neighborhood Mtgs.

Letter Writing Campaign

Individual Meetings

Coalition Base Building

Teach-In

Research Actions with elected leaders

Organizational Outreach

Individual Meetings

Selected Campaign Committees

Coalition Base Building

Policy Finalized

Campaign Launch Prep

Coalition Base Building

Narrative Finalized

All of this happened because of POWER building.

How do we feel?

Nashville Case Study

CBAs have been a tool for residents to wield power towards their dreams!

MLS Soccer selected Nashville as it's 4th expansion team and our city officials along with the Sports Authority decided to give the richest man in Nashville 275 million dollars to build the stadium.

AFFORDABLE HOUSING

20%

20% of all housing units built at the development site will be set aside as affordable 3 bedroom units that reflect the need for family housing in our city.

BETTER JOBS

\$15.50

Targeted hiring program with dedicated staff that will connect individuals with barriers to employment to future job opportunities at the stadium.

Pay at least \$15.50 an hour.



EDUCATION + FACILITIES

4,000

4,000 sq ft for a childcare facility, operating on a sliding scale.

4,000 sq ft for micro-unit retail spaces for artisans and local small businesses at reduced rates.

NSH host annual coaching clinics for public schools and donate soccer equipment.

After watching the video, we will ask...What's ONE new thing you learned about community benefit agreement ordinances?



Detroit Case Study

Questions?

Action Steps



- Sign up for a 1:1 with Coral,
 Economic Justice Organizer
- Sign the CoalitionCommitment Letter



What action step are you committing to today?

Closing

It is our duty to fight for our freedom.

It is our duty to win.

We must love and support one another.

We have nothing to lose but our chains.

- Assata Shakur