

Rice Management Corporation Innovation District

Community Benefits Agreement

October 20, 2021



PLANNING &
DEVELOPMENT
DEPARTMENT

Community Benefits Agreement Definitions

Definitions: Multiple broad definitions

"CBAs are contracts between developers and...a coalition of community organizations....for a slate of economic benefits. CBAs are a standard practice...surrounding large developments in many cities...across the country.

"A CBA is a documented bargain outlining a set of programmatic and material commitments that a private developer has made to win support from the residents of a development area....

"Usually framed as private agreements (with or without municipal involvements). CBA's may require a developer to mitigate potential impacts of the development ...asking the developer to work with the community to improve housing, employment options....

MOED Community Benefits Structure

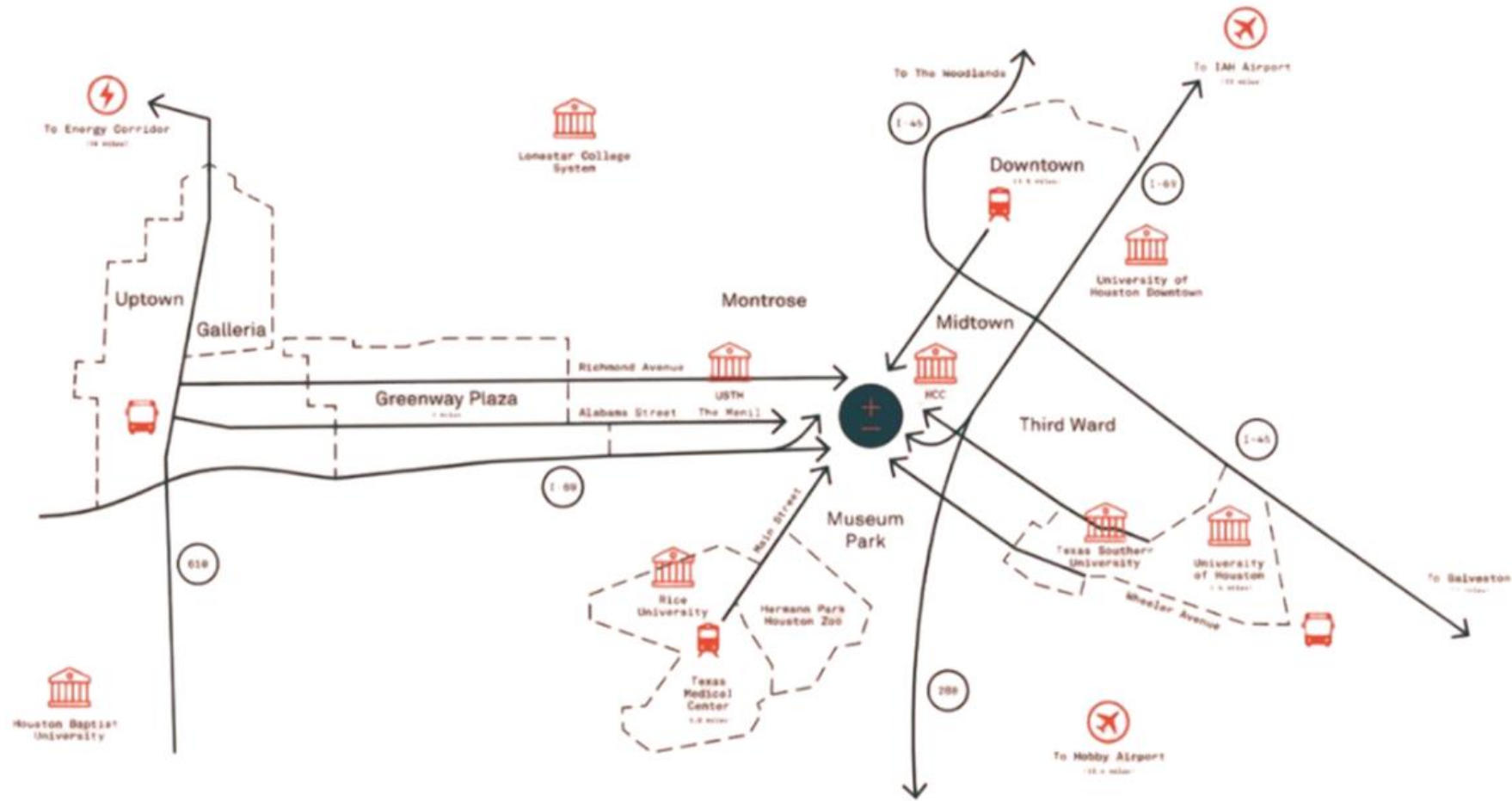
Definitions: Multiple broad definitions

- Community Benefits are required and integrated into the Tax Abatement Ordinance (2020-1091)
- Community Benefits are now negotiated with developers through the Chapter 380 agreements
- Community Benefits as part of economic or development agreements between private developers and Tax Increment Reinvestment Zones
- **Community Benefit Agreement as a separate agreement from economic development agreements**

Innovation District Geographic Area

Innovation District Connectivity

The district is centrally located at the heart of innovation activity in Houston.



Innovation District Master Plan



Community Engagement

Community Engagement Timeline

2019

2020

2021

Early 2019

RMC began One-on-one And Small Group Meetings. These meetings are active and ongoing

March 2020

Planning and Development Department hosted initial community engagement meeting

August 2020

Public Comment period opens on houinnovate.com

Concluded
March 2021

September 2020

Three-Part Community Engagement Series.

- Eco Opportunities
- Affordable Housing
- Contracting Inclusion

Concluded
October 2020

November 2020

Working Group Meetings process begins.

Concluded
March 2021

Common Commitment Categories

1

**Economic
Opportunities**

2

**Housing
Affordability**

3

**Inclusive
Hiring &
Contracting**

Commitments

Commitment Goals

Economic Opportunities

- Create new jobs and skills training opportunities
- Support entrepreneurship and small business development for communities
- Build connections with Houston's educational institutions to create pathways for the future workforce

Housing Affordability

- Accelerate construction of new affordable housing
- Accelerate preservation of existing affordable housing
- Strengthen support for renters facing evictions

Inclusive Hiring & Contracting

- Build capacity among local MWBE contractors and vendors
- Create opportunities through inclusive procurement & hiring
- Create wealth-building opportunities through project investment and participation

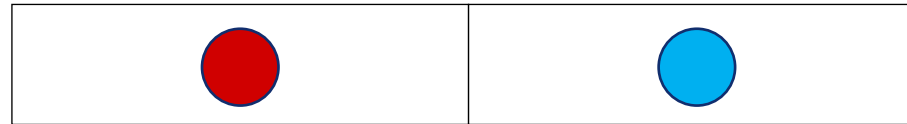
RMC Financial Commitment Totals

Commitment	Funding
Commitment A: Tech Sector Job Training and Upskilling Programs	\$2.0M
Commitment B: Minority and Women Entrepreneurship Tech Accelerators	\$1.25M
Commitment C: Minority and Women Tech Investment Fund	\$5M
Commitment D: Affordable Housing Fund	\$4.5M *
Commitment E: Housing Counseling & Eviction Protection	\$250,000
Commitment F: Supportive Housing Grant	\$750,000
Commitment G: Homelessness Services	\$500,000
Commitment H: Capacity Building	\$1M
Commitment K: MWBE Advisor & Technical Assistance	\$50,000
TOTAL	15.3 M

*This commitment is in addition to the \$45M - \$52M incremental tax-revenue generated by the Ion District Development for affordable housing.

Commitment Alignment Key

The proceeding slides have these below icons are indicated to show direct commitment alignment



CBA WORKING
GROUP

COMPLETE
COMMUNITIES
ACTION PLANS

Economic Opportunities

RMC Commitments	Align
Commitment A: Tech Sector Job Training and Upskilling Programs	● ●
Commitment B: Minority and Women Entrepreneurship Tech Accelerators	●
Commitment C: Minority and Women Tech Investment Fund	●
Commitment H: Capacity Building	● ●
Commitment P: Small Business Leased Space Opportunities	● ●
Commitment Q: Innovation-Focused Programming for Minority Residents, Businesses & Entrepreneurs	● ●
COH Commitments	
Commitment E: Turnaround Houston	● ●
Commitment F: Complete Communities Improvement Fund Repository	● ●

Housing Affordability

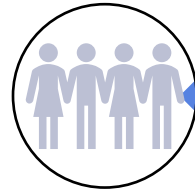
RMC Commitments	Align
Commitment D: Affordable Housing Fund	 
Commitment E: Housing Counseling & Eviction Protection	 
Commitment F: Supportive Housing Grant	 
Commitment G: Homelessness Services	 
COH Commitments	
Commitment C: Homestead Protections and Exemption Support	 
Commitment D: A Month of Service	 

Inclusive Hiring & Contracting

RMC Commitments	Align
Commitment I: Minority and Women Owned Business Enterprise (MWBE) Contracting - Horizontal Development	
Commitment J: Minority and Women Owned Business Enterprise (MWBE) Contracting - Vertical Development	
Commitment K: Diverse Owned MWBE Advisor & Technical Assistance	 
Commitment L: MWBE Outreach	 
Commitment M: MWBE Contract Monitoring	
Commitment N: Inclusive Hiring	 
Commitment O: MWBE Real Estate Investment Opportunities	
COH Commitments	
Commitment A: MWBE Bonding Education and Support	
Commitment B: MWBE Outreach	

Accountability & Transparency

Community Advisory Council

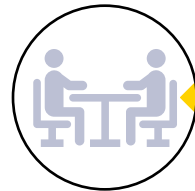


9 Community Members



6 Ex-officio Members

COH Department Directors or designee



Convene Quarterly

Ongoing communication with Principal Developer



Community Investment Report

Submitted by RMC & reviewed by CAC & MOED
Made public



Annual Evaluation Report

From CAC with recommendations.
Presented to ED Committee and public

Questions ?



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