GES Coalition's Platform for Equitable Development

1. **Sign a Community Benefits Agreement** with an organized body composed of ⅔ neighborhood residents (and organized by GES Coalition) to address the following:

2. **Commit to increase affordability of units** in order to address the extraordinary circumstances of the neighborhood by providing affordable units (and affordable unit sizes) that match and are proportionate to critical neighborhood displacement pressures and housing needs.

3. Commit that public subsidies, philanthropic funding, and forgivable loans for the development of housing units **provide 50% of units affordable at or below 80% AMI, and that 50% of those units be affordable between 30-50% AMI.**

4. **Commit to meaningful and ongoing community participation** in order to form community oversight and transparency of the development, including decision and review about a variety of topics including but not limited to: selection and evaluation of property management; the rental application process; neighborhood preference program; public subsidies and loans; preferences for local businesses; and local hiring.

5. **Commit to establishing a Neighborhood Preference Program** to make sure that existing and interested Elyria-Swansea neighbors have the first opportunity to apply for affordable rental units. Make a commitment to significantly reduce or eliminate application fees and security deposits for current residents of Elyria-Swansea.

6. **Commit to making a donation to a community-defense fund** in order to support legal costs (for prevention of eviction and foreclosure, pre-eviction and lease termination) for neighbors in Elyria-Swansea who are jeopardized with involuntary displacement.

7. Commit to **give preference to local businesses facing displacement pressures** by including a commitment to: providing a no-compete clause for existing local businesses; brining in no chain businesses; offering available retail space first to existing local businesses.

8. Commit to **define and set 20% local hiring goals using WorkNow boundaries**.