



THE ION & INNOVATION DISTRICT

Community Benefits Agreement Working Group | October 18, 2021

RMC COMMITMENTS

Direct Community Investment: Economic Opportunities

COMMITMENT	FUNDING	DURATION & KEY DATES	ADDITIONAL NOTES
A: Tech Sector Job Training and Talent Placement Program	\$1M (+ \$1M in additional grants or in-kind donations)	<ul style="list-style-type: none"> Over 3 years RFP to select providers will be published within 180 days of signing the CBA 	<ul style="list-style-type: none"> Training program(s) will focus on tech and tech-enabled sectors, which may include hardware design, product design, and software development in Consumer Product Goods, Healthcare, Climate Tech/Energy Tech, PropTech and FinTech.
B: Minority and Women Entrepreneurship Tech Accelerators	\$1.25M in grants, admin services, or in-kind donations	<ul style="list-style-type: none"> Over 3 years 	
C: Minority and Women Tech Investment Fund	\$5M into a venture fund administered by fund manager selected by RMC and City of Houston	<ul style="list-style-type: none"> Within 2 years 	<ul style="list-style-type: none"> RMC commits to providing office space for the fund manager within The Ion.

Direct Community Investment: Supporting Housing Affordability

COMMITMENT	FUNDING	DURATION & KEY DATES	ADDITIONAL NOTES
D: Affordable Housing Fund	\$4.5M in project equity, pre-development capital, and/or low-cost financing	<ul style="list-style-type: none"> \$2.5M to be deposited in a local minority owned community bank within 180 days of signing the CBA \$1M upon first 1M SF of occupiable vertical development within The Ion District \$1M upon second 1M SF 	<ul style="list-style-type: none"> The affordable housing fund will project development capital to community development corporations, local small private developer firms and other parties and/or to affordable housing project(s) being developed by community development corporations, small private MWBE developer firms and other parties for the preservation or creation of affordable housing primarily within the boundaries of Third Ward
E: Housing Counseling & Eviction Protection Grant	\$250K	<ul style="list-style-type: none"> Over 3 years 	

Direct Community Investment: Supporting Housing Affordability

COMMITMENT	FUNDING	DURATION & KEY DATES	ADDITIONAL NOTES
F: Supportive Housing Grant	\$750K	<ul style="list-style-type: none"> Funds to be deposited in a local community bank within 180 days of signing the CBA 	<ul style="list-style-type: none"> Grants will go to organizations developing supportive housing within the Midtown Area and or adjacent neighborhoods to serve hard-to-house or unhoused populations earning less than 50% of AMI.
G: Homelessness Services	\$500K	<ul style="list-style-type: none"> Over 5 years (min of \$100K in the first year) Funds to be deposited in a local community bank within 180 days of signing the CBA 	<ul style="list-style-type: none"> Funds will go towards organizations providing services to homeless populations within the Midtown Area Goal for identifying a partner organization within 1 year of signing the CBA

Direct Community Investment:

Community Capacity Building Investment

COMMITMENT	FUNDING	DURATION & KEY DATES	ADDITIONAL NOTES
<i>H:</i> Early Capacity Building Grants	\$1M	<ul style="list-style-type: none">● Grants commencing 90 days after the signing of the CBA● Funds administered in conjunction with a local community bank within 90 days of signing the CBA and made available to selected organization within 90 days of selection	<ul style="list-style-type: none">● Grant-making decisions must take into consideration the policy and program objectives of the Community Advisory Council occupied by an implementation strategy for funds disbursement

Project Based Opportunities:

MWBE Contracting

COMMITMENT	TARGET	ADDITIONAL NOTES
I: MWBE Contracting (Horizontal Development)	MWBE participation to align with the City of Houston’s Code of Ordinances (approx. 20% of project costs)	<ul style="list-style-type: none"> Principal Developer shall either 1) lead development of all horizontal improvements and implement programmatic steps to achieve goals for contracting with MWBE firms, or 2) cause a Third-Party Developer to initiate steps to achieve the target goals
J: MWBE Contracting (Vertical Development)	MWBE participation based on available work and availability of MWBEs	<ul style="list-style-type: none"> Principal Developer shall cause Third-Party Developer to utilize programs in the CBA to achieve goals for contracting with MWBE businesses Principal Developer commits to understanding the capacity gaps identified
K: Diverse Owned MWBE Advisor & Technical Assistance	<ul style="list-style-type: none"> Engage an MWBE firm as an Advisor to recommend innovate, strategic pathways to achieve MWBE objectives in the development, design, construction, management, and investment in The Ion District Principal Developer commits to utilizing or developing programs to address areas of limited capacity (such as connecting MWBE firms to resources like the City of Houston MWBE bonding education) 	

Project Based Opportunities:

MWBE Contracting

COMMITMENT

ADDITIONAL NOTES

L: MWBE Outreach

- Principal Developer commits to employing outreach strategies to market contracting and subcontracting opportunities for investment, design, construction, operations, and maintenance within The Ion District

M: MWBE Contract Monitoring

- Principal Developer commits to ongoing monitoring, reporting, and communication protocols, including implementing systems to monitor prompt payments to MWBE firms and track contracting beyond initial award

N: Inclusive Hiring

- Principal Developer commits to utilizing, developing, or causing to have developed workforce programs and or initiatives to promote the inclusive hiring of underrepresented populations, in construction, building operations and property maintenance during The Ion District's development and future operations
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Project Based Opportunities:

Investment Opportunities

COMMITMENT

O: MWBE Real Estate Investment Opportunities

ADDITIONAL NOTES

- Principal Developer pledges to proactively provide opportunities for minority residents, and/or investment firms, and MWBE-focused entities to invest in the vertical development of The Ion District in vertical developments where Principal Developer also invests capital
 - Principal Developer commits to proactively request set aside percentage of the equity offering from third-party developer(s) for underrepresented investors
 - Principal Developer also commits to select a firm to source potential investors and to advise Principal Developer on the engagement of investors and establishment of investment protocols
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Project Based Opportunities:

Leasing Opportunities

COMMITMENT

***P:* Small Business Leased Opportunities**

ADDITIONAL NOTES

- Principal Developer commits to lease or causing to have leased at least three ground-floor retail spaces within The Ion District to minority-owned Houston-based retail or restaurant businesses for an aggregated minimum of 30 years.
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Project Based Opportunities:

Community Access

COMMITMENT	ADDITIONAL NOTES
Q: Innovation-Focused Programming for Minority Residents, Businesses and Entrepreneurs	<ul style="list-style-type: none">● Principal Developer commits to hosting and/or funding the administration of community-focused events or programming within The Ion to increase community access to The Ion and The Ion District; and awareness of technology-focused initiatives for technical upskilling workforce development, talent placement and services supporting the growth of underrepresented-founders , tech-enabled companies and disadvantaged businesses.
R: Meeting Space for Public Use	<ul style="list-style-type: none">● Principal Developer commits to providing (free of charge) meeting space to community organizations addressing the goals outlined in the Third Ward Complete Communities Action Plan and/or other designated Complete Communities.● 400 SF at least once a month for 5 years within The Ion● Space will be made available within 180 days of signing the CBA

Project Based Opportunities:

Sustainable Design and Construction

COMMITMENT

*S: Sustainability
Certification*

ADDITIONAL NOTES

- Principal Developer commits to or to cause to have all primarily commercial vertical development of at least 150,000 SF of enclosed space (excluding parking) to apply for and receive LEED Certification
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CITY OF HOUSTON COMMITMENTS

New Program Development:

COMMITMENT	DESCRIPTION
A: MWBE Bonding Education and Support	<ul style="list-style-type: none">● The City will create a Bonding Education and Support Program within 180 days of the execution of this agreement, to enhance the awareness of MWBE contractors about bonding requirements, provide and/or connect them to resources to obtain and/or increase their bonding capacity. The City will provide oversight of program and of a dedicated bonding expert.● The Principal Developer shall contribute \$50,000.00 over three years to partially fund the program and a dedicated bonding expert in accordance with Exhibit B-1, Section K-3. of this Agreement.
B: MWBE Outreach	<ul style="list-style-type: none">● The City will commit to assisting Principal Developer with performing outreach to MWBEs within 180 days of the execution of this agreement by utilizing the City's various outlets including, but not limited to the following:<ul style="list-style-type: none">○ Performing targeted outreach campaigns to the City's pool of certified MWBEs○ Including contracting opportunities in the Office of Business Opportunity's regular eblasts○ Co-hosting networking events and project informational sessions with the Principal Developer.

Program and Initiative Expansion:

COMMITMENT	DESCRIPTION
C: Homestead Protections and Exemption Support	<ul style="list-style-type: none">● In collaboration, the Office of Economic Development, Planning and Development and Department of Neighborhoods will research and assess the percentage of active homestead exemptions in targeted neighborhoods and if warranted, develop an outreach plan, within 180 days of the execution of this agreement, that will:<ul style="list-style-type: none">○ Educate and inform property owners of the benefit of the over-65 and homestead exemptions○ Reduce the property tax burden for eligible○ Provide assistance with completing and submitting the required applications to property owners as needed
D: A Month of Service	<ul style="list-style-type: none">● “A Month of Service” Program is a free program providing information on estate planning.● The City will host, within 180 days of the execution of this agreement and partner as needed with the Principal Developer, any of these relevant workshops targeted to addressing the needs of the surrounding communities.

Program and Initiative Expansion:

COMMITMENT	DESCRIPTION
<i>E:</i> Turnaround Houston	<ul style="list-style-type: none">• The City will host, within 180 days of the execution of this agreement, and partner, as needed with the Principal Developer, Turnaround Houston Readiness and Job Fair(s) targeted to addressing the needs of the surrounding communities
<i>F:</i> Complete Communities Improvement Fund Repository	<ul style="list-style-type: none">• Within 180 days of the execution of this agreement, the Complete Communities Improvement Fund may serve as a grant-making organization for the purposes of administering and disbursing community capacity building funds provided by Principal Developer in accordance with the terms of this Agreement, and may administer and make grants to any individual, business, or organization in accordance with the terms of this Agreement, objectives of the Community Advisory Council and whom the CCIF Advisory Board identifies as aligned with the Complete Communities Action Plans.



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Direct Community Investment:

COMMITMENT	WORKING GROUP RECOMMENDATION	CBA COMMITMENT
A: Tech Sector Job Training and Talent Placement Program	Minimum \$1M	\$1M (+ \$1M in additional grants or in-kind donations)
B: Minority and Women Entrepreneurship Tech Accelerators	Minimum \$500K	\$1.25M in grants, admin services, or in-kind donations
C: Minority and Women Tech Investment Fund	“Several million dollars”	\$5M into a venture fund administered by fund manager selected by RMC and City of Houston
D: Affordable Housing Fund	“Several million dollars”	\$4.5M in project equity, pre-development capital, and/or low-cost financing
E: Housing Counseling & Eviction Protection Grant	\$250K	\$250K
F: Supportive Housing Grant	\$500K-\$1M	\$750M
G: Homelessness Services	N/A	\$500K
H: Early Capacity Building Grants	Minimum \$250K	\$1M