

# Houston Coalition for Equitable Development without Displacement

[The Houston Coalition for Equitable Development without Displacement](#) (HCEDD) is a group of neighbors, community leaders, scholars, students, and organizations from **Third Ward** and across Houston who are working together to develop, secure, enforce, and sustain a **Community Benefits Agreement (CBA)** with **Rice Management Company (RMC)** as RMC develops the **Innovation District** on the edge of Third Ward.

## Innovation District

Rice Management Company is turning 16 acres of commercial, residential, and vacant property on the edge of Third Ward into the South Main Innovation District. The old Sears building will become The Ion, a “270,000-square foot structure designed to bring the area’s entrepreneurial, corporate, and academic communities together into collaborative spaces and programs.”

## Rice Management Company

Rice Management Company is responsible for the stewardship of Rice University’s \$6.5 billion endowment fund and \$957 million debt.

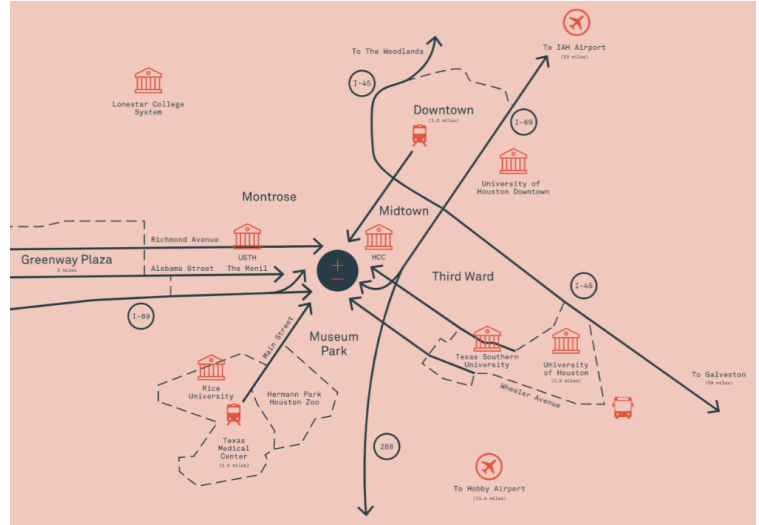
## Community Benefits Agreement

A CBA is a “project-specific contract between developers or cities and community coalitions. CBAs are legally binding, enforceable agreements that call for a range of benefits to be produced by the development project. They allow community groups to press for community benefits that are tailored to their particular needs and to enforce developers’ promises.”

- Lowe, [East Biloxi Community Benefits Report](#)

## Additional Resources

[“Community Benefits Agreements: Definitions, Values, and Legal Enforceability”](#) by Julian Gross  
[“Empowering Communities through Deliberation - The Model of Community Benefits Agreements”](#) by Murtaza Baxamusa



Learn more about how communities across the United States have organized themselves to draft, negotiate, and implement Community Benefits Agreements by visiting [The Partnership for Working Families’ list](#).

## Purpose of HCEDD's CBA

1. Short Term - To build an Innovation District that addresses the needs, concerns, and visions of people in surrounding communities who are vulnerable to displacement and cultural erasure.

2. Long Term - To set a new precedent for equitable development without displacement in Houston.



## HCEDD CBA Topic Areas

Affordable Housing  
Black Businesses  
Cultural Preservation  
Economic Opportunities for Individuals  
Education  
Food Access  
Tech Entrepreneurship

## HCEDD Organizations

Baptist Ministers Houston and Vicinity  
Center for Healing of Racism  
C-Stem  
Emancipation Economic Development Council  
First Unitarian Universalist Church  
Gospel Music Heritage Month Foundation  
Greater Third Ward Super Neighborhood 67  
HAUS Project  
Houston Black American Democrats  
Houston Metropolitan Ministers Alliance  
Houston Society for Change  
International Union of Painters and Allied Trades DC 88  
Jack Yates Alumni Association  
Kashmere High School Alumni Association  
Kashmere Gardens Super Neighborhood 52  
National Action Network Houston Chapter  
Northern Third Ward Neighborhood Implementation Project  
Texas Coalition of Black Democrats - Harris County  
Texas Gulf Coast Area Labor Federation  
Texas Southern University Student Planning Organization  
Third Ward is Home Civic Club  
Plumbers Union Local 68  
Project Row Houses  
Pure Justice  
Rotaract Club of Houston Innovation Corridor  
Senate District 13  
Settegast Heights Redevelopment Corporation  
Workers Defense Project  
Workshop Houston

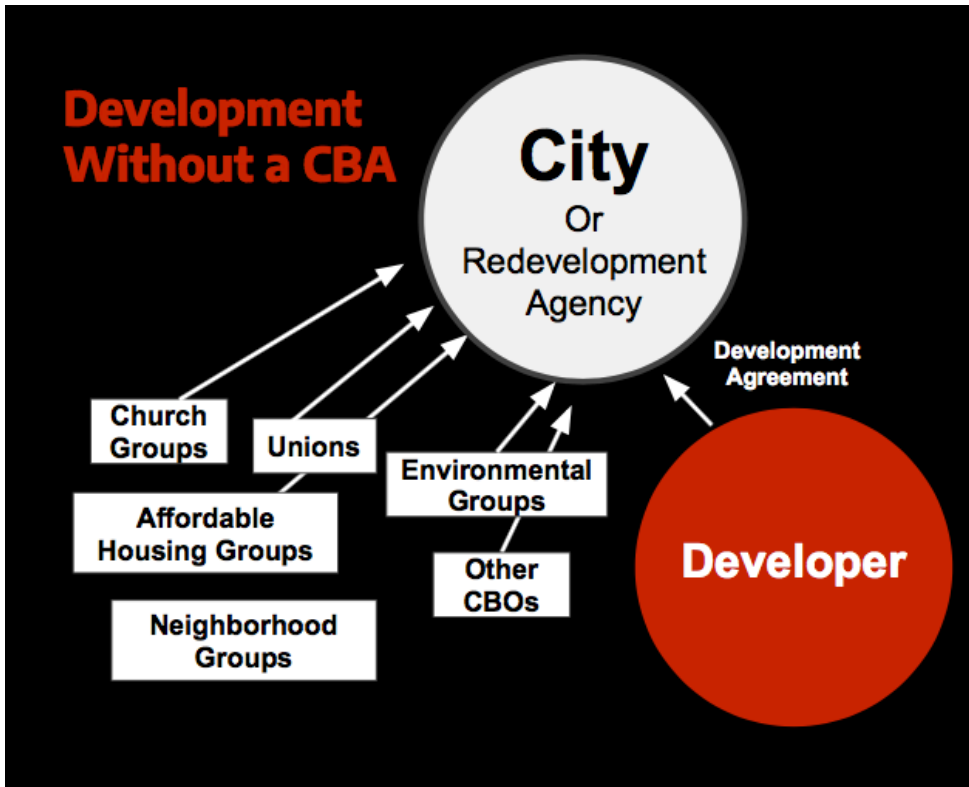


# HCEDD's Community Benefits Agreement Process

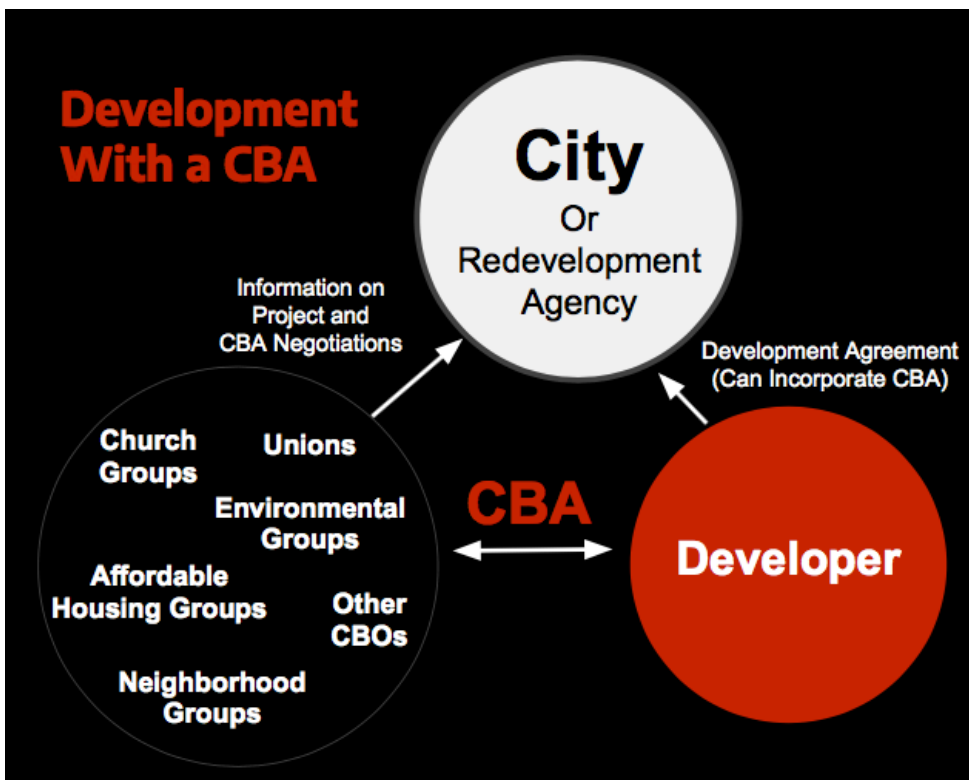


Source: [Partnership for Working Families](#)

# Community Benefits Agreement Framework



1. Little or no direct communication between community groups and developer
2. All commitments go into development agreement between city and developer
3. No coordination or shared power among community groups
4. Community groups cannot enforce developer commitments



1. Developer commitments regarding community benefits
2. Coalition and developer draft language together
3. Community groups can enforce developer commitments (City and Agency can too if CBA included in developer agreement)
4. Community groups share information, have strength in numbers, and coordinate their advocacy

Source: [Murtaza Baxamusa](#)



## HCEDD's History (at a glance)

<p>November 12, 2019 (<a href="#">Video clip</a>) Established coalition purpose, goal, and CBA issue areas (In-person)</p>	<p>March 24, 2020 Education and Tech Entrepreneurship Workshop CBA priorities (Zoom)</p>
<p>December 3, 2019 (<a href="#">Facebook live stream</a>) Formed working groups to determine CBA priorities (In-person)</p>	<p>September 22, 2020 (<a href="#">Youtube recording</a>) Regrouped following pandemic and uprisings (Zoom)</p>
<p>December 17, 2019 Refined CBA priorities in working groups (On Zoom)</p>	<p>October 13, 2020 (<a href="#">Youtube recording</a>) Debriefed on Houlnnovate Stakeholder workshops (Zoom)</p>
<p>January 14, 2020 (Facebook live stream <a href="#">part 1</a> and <a href="#">part 2</a>) Nominated negotiation team candidates (In-person)</p>	<p>October 15, 2020 (<a href="#">Youtube recording</a>) Hosted conversation with CBA scholar Murtaza Baxamusa (Zoom)</p>
<p>January 20, 2020 (<a href="#">Letter</a>) Rice University students wrote open letter to President Leebron and Board of Trustees in support of CBA between HCEDD and RMC</p>	<p>November 8, 2020 Negotiation Team Introductory Meeting with Rice Management Company (Private Zoom)</p>
<p>February 4, 2020 (<a href="#">Facebook live stream</a>) Reviewed negotiation team election procedure (In-person)</p>	<p>November 17, 2020 (<a href="#">Youtube recording</a>) Negotiation Team Community Report-Back (Zoom)</p>
<p>February 17, 2020 (<a href="#">Letter</a>) Rice University students wrote open letter to Mayor Slyvester Turner in support of CBA between HCEDD and RMC</p>	<p>December 8, 2020 (<a href="#">Youtube recording</a>) Community Meeting</p>
<p>February 18, 2020 (<a href="#">Resolution</a>) Rice University Student Association passes resolution in support of a CBA between HCEDD and RMC</p>	<p>February 2, 2021 (<a href="#">Youtube recording</a>) Community Meeting</p>
<p>February 18, 2020 (<a href="#">Facebook live stream</a>) Held negotiation team election (In-person)</p>	<p>February 9, 2021 (<a href="#">Youtube recording</a>) Community Meeting - Reviewing Priorities</p>

March 9, 2021 ( <a href="#">Youtube recording</a> ) Community Meeting - Reviewing and Planning Actions
April 13, 2021 ( <a href="#">Youtube recording</a> ) Community Meeting
April, 20, 2021 (Not live-streamed, Private) Strategy Meeting

## Negotiation Team

The negotiation team is a democratically elected group of individuals who act as deliberation vessels with the community. The HCEDD negotiation team election process took place January and February of 2020.

Individuals in this body were:

- Nominated by the community
- Screened for record of coalition involvement, and
- Voted in by coalition members

The negotiation team is responsible for

1. Attending CBA deliberations with Rice Management Company
2. Inviting experts to assist with deliberations on specific topics, and
3. Presenting issues raised in deliberations to the coalition for discussion & decision making.

## Contact

Email: [hello@houstoncba.org](mailto:hello@houstoncba.org)

Twitter: @hcedd\_

Instagram: @hcedd

Facebook: @houstoncedd

