

Attachment A. Working Draft Community Benefits Program

Rank	Points	Value \$	Benefit
0		high	Shower and locker facilities for use by employees who bike/walk to work.
0		low	Establish and maintain for a minimum of 30 years a project-based electric bike-share program
0		high	Enhanced native plant landscaping adjacent to wetlands or creeks.
1	3	low	1.5% of the construction cost towards installed public art or paid to in lieu fund
1	3	embedded	Minimum 1,500 sq. ft. of ground-floor street-facing space for a resident-serving commercial uses as identified in code (convenience store, restaurant, etc.)
1	3	embedded	Remediation of toxic contamination above costs compensated by government programs
1	3	embedded	Rapid housing production - application submitted prior to July 1, 2027
1	3	embedded	mix of unit sizes. Each units size at least 20% of total unit count. Add a threshold...
1	3	med	>40% of units include universal design, design for mobility or sensory impaired.
2	2	embedded	Minimum 1,500 sq. ft. of on-site space designed and intended for occupancy by a children's day care or senior service center.
2	2	med	Establish and maintain for a minimum of 30 years a project-based electric carshare program or pay into City transportation fund equal to 1.5% of total project construction costs. Fee collected must be used for electric care share program located within the Gateway area.
2	2	high	The rehabilitation and preservation of an historic or potentially historic building located within the Gateway Area as identified in Gateway Area Plan Table 9. At least 1.5% of construction cost for preservation
2	2	embedded	Space designed and intended for use as a publicly available native arts and cultural space developed in partnership with local tribally organized nonprofits and/or local tribal governments. May be indoor or outdoor.
2	2	embedded	Project provides >50 FTE Jobs
2	2	high	The project exceeds the minimum building energy efficiency required by the California Energy Code or equivalent local requirement, whichever is more stringent, by 15%.
2	2	high	10% above Inclusionary Zoning Requirements
2	2	embedded	>50% of units are for-sale owner occupied
2	2	med	On-site enclosed and secure bike parking and storage for residents/employees and/or for the general public in excess of 50 percent of minimum required by the Gateway Code
2	2	low	1.5% of the construction cost towards permanent conservation easement or paid to in lieu fund
2	2	low	Provides publicly accessible electric vehicle charging beyond minimum requirements.
2	2	low	Special Needs Housing 100%
2	2	Unk	Technology to limit wastewater discharges to City sewer (e.g., zero-discharge toilets, onsite greywater recycling). Must exceed minimum requirements by at least 15%.
3	1	high	100% Affordable Units

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3	1	high	Inclusionary Units are for-sale owner occupied
3	1	embedded	The project is proposed by or in partnership with the Wiyot Tribe.
3	1	med	Regional annual Bus passes provided to residents and employees free of charge for a minimum of 20 years
3	1	high	Daylight and restore segments of Jolly Giant Creek located on the subject property consistent with City standards.
3	1	high	Dedicate >10,000 s.f. to City for public open space
3	1	low	On-site public open space with an improvement cost equal to or exceeding 1.5% of total project construction costs.
2 or 1	1	low	Pay into City transportation fund equal to 1.5% of total project construction costs. Fee collected must be used for bike lane and trail enhancements and associated public spaces located within the Gateway area. [1]