

COMMUNITY BENEFIT BONUSES AND FUNDS POLICY

The table provides a list of Community Benefit Bonuses and the various eligibility requirements for all developments in the Residence-Business A District in exchange for additional height and density, and/or parking and yard/building setback reductions, and as otherwise provided and outlined in Section 9-105.14. Such bonuses will be evaluated by the City Manager, and a recommendation made to the City Council for final approval.

COMMUNITY BENEFIT BONUSES

<u>Benefits Category</u>	<u>Formula</u>
Parking and Transit	Permanent provision by developer, on- or off-site, of a “substantial number” of parking spaces open to the public at costs per space consistent with public parking offered by the City, with operating terms and allocation of economics satisfactory the City; installation of bicycle and/or scooter sharing stations; installation of car share stations or car charging stations.
Affordable/Workforce Housing	Permanent provision by developer for additional affordable/workforce housing units offered in perpetuity (at or below 65% AMI).
Community Facilities	Provision by develop to provide on- or off-site building space for a civic or educational users at a “substantial discount” (e.g.- public use buildings, community center, etc.) for a “substantial period of time”.
Downtown Beautification	Provision by developer to install streetscape improvements (i.e., street trees, street furniture, lighting, artwork, etc.); business façade and exterior improvement program or contribution to fund; parking lot beautification; burying of existing utility lines underground.
Parkland and Open Space	Permanent provision by developer, on- or off-site, of new parkland or public open space maintained by developer or substantial rehabilitation of existing underutilized parks and open space (e.g., Veteran’s Memorial Park, Reynolds Channel esplanade); improvements to existing parks including construction of new facilities/amenities (e.g., restrooms, shading structures, playgrounds) or rehabilitation of existing facilities/ amenities.
Sustainable Design	Installation of renewable energy mechanisms (e.g., solar panels); Building Design to demonstrate LEED-ND equivalency (LEED ND v4 Silver of the US Green Building Council’s rating system); Incorporation of on-site green infrastructure (e.g., rain gardens), beyond what is required by building code/NYS Stormwater Design Manual (as a determined by the City Manager); Reduction of potable water consumption (use of native planting, rainwater capture, use of recycled wastewater, irrigation efficiency, WaterSense high-efficiency products for indoor water consumption); heat island reduction (pervious surface installation, provide shade from tree canopy, installation of vegetated roofs, utilize roofing materials with a high Solar Reflectance Index); energy reduction (installation of LED lighting, utilizing daylighting methods, etc.).

<u>Benefits Category</u>	<u>Formula</u>
Coastal Resiliency	Provision by developer, on- or off-site, to construct or provide flood mitigation strategies outlined in the City of Long Beach Floodplain Management Plan (e.g., repair or installation of shoreline stabilization measures, dune replenishment, living shorelines, etc.) beyond zoning or other regulations.
Historic Preservation	Permanent preservation or rehabilitation by developer, on- or off-site, of all or a portion of a historic area, designated historic building or structure or local landmark.
Arts and Cultural Space	Provision by developer for construction of a cultural or arts center; or installation of on- or off-site workspace for artists or an arts and cultural organization at a “substantial discount” for a “substantial period of time”.
CB Fund	Contribution by developer of applicable Community Benefits Fund Amount/gross bonus SF to Community Benefits Fund.

COMMUNITY BENEFITS FUND ADMINISTRATION

An applicant also has an option to pay into a Community Benefit Fund to achieve the additional height and density bonuses, as well as parking and yard/building setback reductions and as otherwise provided and outlined in Section 9-105.14 of the City Code. The Community Benefits Fund will be allocated to improvements throughout the City, pursuant to the community benefit categories: (a) Parking and Transit, (b) Affordable/Workforce Housing, (c) Downtown Beautification, (d) Parkland and Open Space, (e) Sustainable Design, (f) Coastal Resiliency, (g) Arts and Cultural Space, and (h) Community Facilities. Additionally, the City Council will have the ability to evaluate additional Community Benefit programs or improvements, not previously identified, for their positive impact on the City and use of funds from this program to support those efforts.

The fee associated with the Community Benefit Fund is \$60 per gross square foot of *additional* building density/building area granted through the Community Benefit Bonus Program, excluding the building area utilized for parking, and \$60 per gross square foot of parking and yard/building setback reductions. The allocation of amounts in the Fund among the permitted uses will be proposed, from time to time, by the City Manager and approved by the City Council. The City will create a process for disbursing amounts in the Fund to specific projects.