

**DRAFT PC April 22, 2023**  
**Gateway Code Community Benefits Program:**  
**Points Required and Menu of Options**

**Adopted by City Council Resolution No. 2023-XX**

- 1. Total Points Required.** The minimum number of points required for each community benefit tier are as follows:
  - a. **Tier 1:** 10 points
  - b. **Tier 2:** 15 points
  - c. **Tier 3:** 20 points
  - d. **Tier 4:** 30 points
  
- 2. Points from Different Categories.** A project must receive points from different categories of benefits as follows:
  - a. **Tier 1:** no minimum.
  - b. **Tier 2:** minimum of two different categories.
  - c. **Tier 3:** minimum of three different categories.
  - d. **Tier 4:** minimum of four different categories.
  
- 3. Benefits and Point Values.** A project may select community benefits and shall be awarded points as shown in the following tables.

<b>Category 1: Housing Creation</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Additional On-Site Affordable Units	The percentage of affordable units in the project exceeds the Gateway Plan Area inclusionary housing requirement by 10 percent.	3 points
100% Affordable Projects	All units in the project are affordable as defined in Chapter 9.100 (Definitions).	6 points
Rapid Housing Production	The development project application submitted and deemed complete by specified date.	9 points for application submitted before [1 year from Code adoption] 6 points for application submitted before [2 year from Code adoption] 3 points for application submitted before [3 year from Code adoption]
Owner-Occupied Affordable Housing	Affordable units, provided in accordance with the Gateway Plan Area inclusionary housing requirement, are owner-occupied. [3]	9 points
Owner-Occupied Market Rate Housing	Market rate units are owner-occupied	4 points
Unit Size Mix	The project includes units in different size categories: 1) studios; 2) one and two-bedroom units; and 3) units with three or more bedrooms. No less than 20 percent of the units may be of one size category.	1 point for two different size categories 2 points for three different size categories
<del>Condominium-Conversion Ready</del>	<del>For a rental housing project, at least 75% of units comply with building code requirements for owner-occupied units.</del>	<del>1 point</del>
<del>Unit Tenure Mix</del>	<del>The project includes both rental and ownership units. If the majority of units are rental, no less than 20 percent of the units may be owner-occupied.</del>	<del>2 points</del>
Special Needs Housing	Units are purpose-built to serve one or more of the following special-needs populations: persons experiencing homelessness; persons 55 years of age or older; artists; students; and the mobility impaired. [1]	<del>3 points for 25% purpose-built units [2]</del> <del>4 points for 50% purpose-built units [2]</del> <del>5 points for 75% purpose-built units [2]</del> <del>6 points for 100% purpose-built units [2]</del>

<b>Category 1: Housing Creation</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Tribal housing partnerships	The project includes housing developed in partnership with a local Wiyot tribe.	9 points

[1] Student housing means the project provides group living accommodations (e.g., dormitories) for students who do not live together as a household. Group living accommodations provide shared living quarters without separate kitchen or bathroom facilities for each room or unit. Artist housing means the project includes units with working space for artists, artisans, and craft workers. For units with working space, the working space must constitute 50 percent of the floor area of the unit, must be a clearly defined area within the unit, and must be reserved for and regularly used as artistic working space by the resident. Senior housing means all units are age-restricted for persons 55 and older. Units must remain age-restricted for a period of not less than 30 years. Homeless housing means Units are purpose-built to provide transitional housing for persons experiencing homelessness. Housing for the mobility impaired must exceed minimum accessibility requirements in the building code for both accessible and adaptable units.

[2] Calculated as percentage of total project units.

[3] Includes limited equity cooperatives where residents purchase a share in a development restricted to lower income households. All limited equity cooperative units must be subject to resale price restrictions to maintain unit affordability for a period of not less than 55 years.

<b>Category 2: Arts and Culture / Beautification</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Public Art	The project includes a public art component equal to 1.5% of total project construction costs. Public art must be permanent, subject to approval through the public art process, and placed in a prominent and publicly accessible location. [1]	3 points for art that uplifts and support BIPOC artists and narratives as described in the Arts Plan. 2 points for all other art.
Beautification Fund	Pay into City beautification fund equal to 1.5% of total project construction costs. Fee collected must be used for artwork located within the Gateway area. [1]	2 points
Historic Preservation	The rehabilitation and preservation of an historic or potentially historic building located within the Gateway Area as identified in Gateway Area Plan Table 9, in compliance with the Secretary of the Interior's Standards for Rehabilitation as evaluated by a historic professional. Rehabilitation and preservation costs cost must be equal to or exceed 1.5% of total project construction costs	3 points

<b>Category 2: Arts and Culture / Beautification</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Native Arts and Cultural Space	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.	1 point for 1,000 to 2,000 sq. ft. of space 2 points for more than 2,000 sq. ft. of space
Community Arts Trust	Pay into City public art fund equal to 1.5% of total project construction costs. Fee collected must be used for artwork located within the Gateway area. [1]	2 points

[1] Total project construction costs shall be estimated at time of building permit issuance and shall not be less than the building cost index for Humboldt County.

<b>Category 3: Open Space and Recreation</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Land Dedication	Dedication of land within the Gateway Area for use as public open space. [2]	4 points for 5,000 – 10,000 sq. ft. 6 points for 10,000 – 20,000 sq. ft. 8 points for more than 20,000 sq. ft.
Conservation Easement	Conservation easement applied to land to permanently protect natural resources on the subject property or on property located in the City's Greenbelt.	4 points for 1 – 2 acres 6 points for 2 – 5 acres 8 points for 5 acres or more
Parcel Frontage Dedication	Dedication of parcel frontage to expand the right-of-way for pedestrian facilities and open space consistent with the Gateway Plan and Code. Dedications must be at least 5 feet beyond the minimum required by the Gateway Code.	4 points for less than 100 feet of property frontage 6 points for 100 feet or more of property frontage
Public Open Space	On-site public open space with an improvement cost equal to or exceeding 1.5% of total project construction costs. Includes public plazas, courtyards, and other public gathering places that provide opportunities for people to informally meet and gather. [2]	5 points
Creek Daylighting and Restoration	Daylight and restore segments of Jolly Giant Creek located on the subject property consistent with City standards.	9 points
<del>Wetland and Creek Landscaping or Maintenance</del>	<del>Enhanced native plant landscaping adjacent to wetlands or creeks.</del>	<del>2 points</del>
<del>Park Fee</del>	<del>Pay park fee in addition to the park in lieu or recreation fee for new construction equal to 1.5% of total project construction costs. [1]</del>	<del>3 points</del>

<b>Category 3: Open Space and Recreation</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
<del>Community Garden</del>	<del>On-site public community garden for use by residents and general public for a minimum of 20 years. Applicant shall grant an easement or other property interest for the perpetual benefit of the public for the community garden. Community garden must be accessible to the general public. Provisions must be made for ongoing operation and maintenance in perpetuity.</del>	<del>2 points for community garden less than 500 sq. ft. 3 points for community garden 500 sq. ft. or more</del>
<del>Wetland Banking</del>	<del>Wetland mitigation and restoration to consolidate scattered low-quality wetlands into larger higher quality wetland complexes.</del>	<del>2 points</del>

[1] Total project construction costs shall be estimated at time of building permit issuance and shall not be less than the building cost index for Humboldt County.

[2] Applicant shall grant an easement or other property interest for the perpetual benefit of the public for the space. Full area must be accessible to the general public. Provisions must be made for ongoing operation and maintenance in perpetuity.

<b>Category 4: Green Building, Sustainability, and Resilience</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Energy Efficient Buildings	The project exceeds the minimum building energy efficiency required by the California Energy Code or equivalent local requirement, whichever is more stringent. [1]	3 points if exceeds requirements by 5% 4 points if exceeds requirements by 10% 5 points if exceeds requirements by 15%
<del>Stormwater Management</del>	<del>The project reduces the volume of off-site storm water flows beyond minimum requirements using low impact development (LID) techniques. [2]</del>	<del>1 point</del>
Wastewater Controls	Technology to limit wastewater discharges to City sewer (e.g., zero-discharge toilets, onsite greywater recycling). Must exceed minimum requirements by at least 15%.	<del>2 points</del>
<del>Landscaping</del>	<del>Publicly accessible landscape features beyond minimum Gateway Code requirements, including both ground level and horizontal features (e.g., street trees, green walls)</del>	<del>1 point if exceeds requirements by 15% 2 points if exceed requirements by 25%</del>
Environmental Remediation	Remediation of toxic contamination above costs compensated by government programs	2 points
Solar Micro-Grid	The project incorporates solar micro-grid development	5 points for project wide micro-grid 10 points for block wide micro-grid
<del>Building Materials</del>	<del>Minimum 15 percent of building materials from renewable resources [3]</del>	<del>2 points</del>

[1] Energy use and efficiency is calculated as the aggregate of all buildings within a project. To receive points, a project must show a reduction in its energy budget compared to the standard design building, as calculated by Title 24, Part 6 Compliance Software certified by the California Energy Commission.

[2] Low-Impact Development (LID) means stormwater management techniques that manages rainfall on the site through landscape features that infiltrate, filter, store, evaporate and detain stormwater at the source. LID techniques integrate green space, native landscaping, natural hydrologic functions, and other techniques to generate less runoff from developed land.

[3] Calculated as percentage of the total cost of all project building materials.

<b>Category 5: Transportation &amp; Mobility</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
<del>Bus Facilities</del>	<del>Bus stop and rider shelter facilities beyond those required.</del>	<del>2 points</del>
Bus Pass Program	Regional annual Bus passes provided to residents and employees free of charge for a minimum of 20 years.	4 points
Electric Vehicle Charging	Provides publicly accessible electric vehicle charging beyond minimum requirements.	2 points
Bike Parking and Storage	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 points
Bicycle Commuter Facilities	Shower and locker facilities for use by employees who bike/walk to work.	2 points
Bike Lane/Trail Enhancements	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]	<del>5 points</del>
Electric Car Share	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. [1]	6 points
Electric Bike Share	Establish and maintain for a minimum of 30 years a project-based electric bike-share program .	2 points
<del>Electric Bus</del>	<del>Pay additional transportation fee equal to 1.5% of total project construction costs to be used to provide electric bus service. [1]</del>	<del>3 points</del>

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<b>Category 6: Enhanced Architectural Features and Exterior Design</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
<del>Culturally or Regionally Significant Design Features</del>	<del>Culturally or regionally significant design features (e.g., architecture or landscaping features) that speak to Wiyot heritage or character defining features of a defined architectural style in Appendix D of the City of Arcata Historic Context Statement.</del>	<del>1 point</del>
<del>Living Roof/Rooftop Open Space</del>	<del>Living roof and/or rooftop open space accessible to residents.</del>	<del>2 points</del>
<b>Architectural Style</b>	<b>The project incorporates 3 or more features identified in the Architectural Style Guide.</b>	<b>2 points</b>

<b>Category 7: Building Amenities for Residents</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
<del>Wi-fi and Internet Access</del>	<del>Wi-fi and internet access provided free of charge to residents.</del>	<del>2 points</del>
<del>Exercise Room/Gym</del>	<del>Minimum 750 square feet exercise room with equipment for use by residents free of charge.</del>	<del>2 points</del>
<del>Common Lounge Area</del>	<del>Minimum 750 square feet common lounge area for use by residents free of charge.</del>	<del>1 point</del>
<del>Computer Room</del>	<del>Minimum 750 square feet computer room space for use by residents free of charge. Must be equipped with devices for residents' use.</del>	<del>1 point</del>
Resident and Neighborhood Serving Commercial Use	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.)	4 points
<del>Acoustical Buffering</del>	<del>Improved acoustical buffering between units (50% reduction in decibels)</del>	<del>2 points</del>

<b>Category 8: Economic Development and Job Creation, and Provision of Essential Services</b>		
<b>Benefit</b>	<b>Description</b>	<b>Points</b>
Day Care and Senior Service	Minimum 1,500 sq. ft. of on-site space designed and intended for occupancy by a children's day care or senior service center.	3 points
<del>Co-working and Business Incubators</del>	<del>Minimum 1,500 sq. ft. of on-site space purpose-built for a co-working and/or business incubator use.</del>	<del>3 points</del>

Category 8: Economic Development and Job Creation, and Provision of Essential Services		
Benefit	Description	Points
<del>Locally Sourced Materials</del>	<del>A minimum of 5 percent of building materials are manufactured from raw materials originating in Humboldt County</del>	<del>2 points</del>

For residential uses and non-residential uses less than 10,000 square feet, the Gateway Code will incentivize TDM measures through the community benefit program. Measure may include:

- Subsidized transit passes
- Bicycle commuter amenities such as showers and lockers,
- Carshare parking beyond minimum requirements,
- Bicycle parking beyond minimum requirements,
- A shared common workspace as a residential amenity,
- Secure storage space for grocery and package delivery,
- Access to shared bicycles,
- Full cost of parking unbundled from cost of commercial space,
- Parking pricing that encourages use of alternative modes,
- Parking chashout option for employees