Public benefit incentives are options for a developer or property owner to ask for more development rights than the zone permits – height, floor area, density, etc. – in exchange for including certain benefits or amenities for the community.

Projects may receive additional development rights (floor area, density, height, reduced parking) in return for setting aside a portion of the housing units for families with lower incomes.

Community facilities, such as community rooms, daycare facilities, or space for nonprofit entities (such as land trusts which could, in turn, sublease to local legacy businesses), could be provided in exchange for incentives.

Publicly Accessible Open Space
Publicly Accessible Open Space (e.g., plaza or park) could be provided by new development as a public benefit for additional development rights.

Affordable Housing
Community facilities, such as community rooms, daycare facilities, or space for nonprofit entities (such as land trusts which could, in turn, sublease to local legacy businesses), could be provided in exchange for incentives.

Additional Affordable Housing
Beyond the incentives for providing a base level of affordable housing, developments could receive additional incentives for providing additional affordable housing.

Additional Affordable Housing Options
Once a base level of affordable housing has been provided, which of the following public benefits would be most appropriate for this area? Place a dot next to your preferred choice.