

CITY OF ROYAL OAK COMMUNITY BENEFITS GUIDELINES

(adopted October 11, 2022)

In October 2022, the Royal Oak city commission adopted the following community benefits guidelines which serves as a statement of development principles to encourage environmental sustainability, attainable housing, labor and economic development, public safety and wellness, and diversity, equity and inclusion in projects requiring city commission approval.

The purpose of this document is to serve as a **guide** for developers who are seeking city commission approval for planned unit developments (PUDs) and projects occurring on city-owned property or involving the sale of city-owned property. This checklist is not legally binding, but rather serves to convey the city commission's values of desirable attributes or outcomes pertaining to the aforementioned land use developments.

Environmental Sustainability & Green Infrastructure

The 2022 City of Royal Oak Sustainability and Climate Action Plan (S-CAP) serves as a guiding document for all relevant departments' future master planning, strategic goal planning, and capitol improvement plan decision making efforts. The S-CAP lists several sustainability efforts applicable to developments, including, but not limited to:

- Energy efficiency (e.g. efficient lighting, hvac systems, appliances, etc.)
- Water efficiency (e.g. efficient systems & bathroom and kitchen products)
- Renewable energy generation (e.g. solar photovoltaic technology, solar hot water heating, geo-thermal, etc.)
- Renewable energy storage (helps with resilience) (e.g. batteries, bi-directional techniques)
- Green building certification (e.g. LEED- Silver or higher, Green Globes, WELL Building, etc.)
- Bicycle infrastructure (e.g. racks, lockers, repair stations, etc.)
- Green roof
- Stormwater management (e.g. detention, retention, bioswales, rain gardens, etc.)
- Electric vehicle (EV) charging infrastructure, public & private
- EV ready development
- Waste reduction in construction/demolition (e.g. reuse, recovery, and recycling of materials)
- Water conservation in landscaping (e.g. native plantings, xeriscaping, etc.)
- Expanding tree canopy (beyond the requirements for development from tree removal) (biodiversity,)
- Green landscaping (e.g. native species, pollinator gardens, ecological buffers between hardscapes, etc.)

Attainable Housing

As housing costs have continued to increase faster than people's incomes, the city commission encourages developers to consider including attainable housing units in their overall development plans. Attainable housing is housing that is affordable to people earning around the Area Median Income (AMI). Households living in attainable housing and earning between 80% and 120% of the AMI should not need to spend more than 30% of their income on housing costs.

Labor and Economic Development / Public Safety and Wellness

The city commission encourages developments that deliver meaningful labor, economic development, and public safety and wellness community benefits, including, but not limited to:

- Good paying, safe, full-time jobs in the construction and operation of a project;
- Access to project jobs for local residents and those with barriers to employment such as a criminal record;
- Job and educational training programs that support upward economic mobility and better living wages
- Funding for non-profit community services;
- Public parking;
- Spaces for ride sharing services;
- Quality of life considerations (e.g. lighting, noise, construction hours, traffic and parking impacts, green space, public art);
- Remediation of contaminated property;
- Removal or rehabilitation of blighted/dilapidated property;
- Use of Royal Oak located businesses in the pre-construction, construction, and operation of a project;

Diversity, Equity and Inclusion

Diversity, equity and inclusion (DEI) is a term used to describe policies and programs that promote the representation and participation of different groups of individuals, including people of different ages, races and ethnicities, abilities and disabilities, genders, religions, cultures and sexual orientations.

The city commission encourages developers to take steps to include diversity, equity and inclusion in their operations that would tend to yield greater productivity, innovation, and more-effective teamwork.

With regard to housing, the city commission encourages housing units whose physical accessibility features exceed those required by code, whose features and services meet the needs of older residents, and units that are configured for people with specific disabilities, including group housing for people with developmental or learning disabilities.