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EXHIBIT *C* *D*

**COMMUNITY BENEFITS**

The following is a list of categories that will guide the negotiations regarding community benefits during the ENA period

This is a preliminary list that will be subject to negotiations between the parties with input from organized labor, community organizations, housing organizations, environmental organizations, and other stakeholders during the course of the ENA negotiations. The outcome of those negotiations between the parties to the ENA will be reflected in any Lease and/or Disposition and Development Agreement approved by the County Board of Supervisors and the City Council.

- Project labor agreements and labor peace
  - Local employment, workforce training, retention of existing workers, and apprenticeship policies
  - Local business and small business contracting policies
  - Environmental mitigation measures
  - Open space elements
  - Sustainable development
  - Improvements to and utilization of the current transportation hub and other transportation facilities, including transit affordability and accessibility
  - Affordable housing development
  - Potential impact fees (housing, transportation, capital improvements)
  - Other community benefits as needed and feasible, to be negotiated
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