



DENSITY BONUS PROGRAM

SUPPLEMENTAL APPLICATION



GENERAL INFORMATION

WHAT IS DENSITY BONUS?

Density bonus offers a path and incentives for developers to build more residential units than would otherwise be allowed by the zoning ordinance in order to construct housing affordable to very-low-income, low-income, senior, and other qualifying households. A density bonus may be requested either per State Density Bonus law or under the City's Density Bonus program.

WHAT DOES THE PROGRAM OFFER?

Density Bonus allows one density bonus in the amounts specified in either the state law or the City's program. State law allows waivers, concessions, and incentives as identified by the applicant.

Concessions and Incentives are reductions of site development standards (such as the solar access height limitation, setback requirement, floor area ratio, or open-space requirement) or architectural design requirements which result in identifiable and actual cost reductions to provide for affordable housing costs. Developers may seek up to four concessions and incentives, depending on amount of affordable housing provided and the level of affordability of those units.

Waivers may be requested of any zoning development standard if the applicant can demonstrate it is necessary to physically accommodate increased density in the bonus project. Requested waivers may not exceed that which is necessary to accommodate the bonus.

Waivers, concessions, and incentives may not be used to waive applicable building code and life safety standards.



CALCULATING STATE DENSITY BONUS

This is a summary of the process for calculating State Density Bonus in Section 65915 et seq. of the California Government Code. For City Density Bonus see SBMC Chapter 30.145 or §28.87.400.

STEP 1: DETERMINE THE BASELINE DENSITY

In order to determine how much of a density bonus State Law will allow, you must first calculate the baseline density. The baseline density means the maximum residential density allowed under the Zoning Ordinance and Land Use Element of the General Plan or Coastal Land Use Plan. If it is inconsistent, use the density allowed under the General Plan or Coastal Land Use Plan. Any fractional number of units shall be rounded up to the next whole number.

STEP 2: CALCULATE THE BONUS DENSITY

The amount of density bonus that a project may seek is a sliding scale as set forth in State Law. The table below summarizes the amount of density bonus allowed based on the level of affordability. If a maximum bonus of 50% is applied, the density bonus will be calculated as 150% of the base density represented as number of units allowed on the site. Any resulting remainder is rounded up to the next whole number. Density bonuses from more than one income category cannot be combined.

For example, on a site with a baseline density of 10 units, an applicant who provides 1 unit for very-low income households (10% of the baseline density) is entitled to 132.5% of the baseline density which rounds up to 14 total units; and is a total of 4 density bonus units.

This table is a partial summary, refer to Government Code [65915\(f\)](#) for a complete table.

PERCENTAGE OF DENSITY BONUS UNDER STATE LAW

Restricted Affordable Units or Category	Minimum Percentage of Restricted Affordable Units	Percentage of Density Bonus Granted	Additional Bonus for each 1% increase in restricted units	Percentage of Restricted Units Required for 50% Maximum Bonus
Very Low Income	5%	20%	~2.5%	15%
Lower Income	10%	20%	~1.5%	24%
Moderate Income Condominiums	10%	5%	~1%	44%
Senior Housing	100%	20%	-	-
Transitional Foster Youth, Disabled Veterans, Homeless	10%	20%	-	-
Lower Income Student	20%	35%	-	-
100% Affordable (80% Lower / 20% Moderate)	100%	80%+	-	-

DENSITY BONUS REQUEST FORM

Fill in ALL the categories that apply or leave blank if not applicable.

APPLICATION TYPE

- State Bonus Density
 City Bonus Density
 Both

PROJECT DETAILS

Indicate the proposed number of units for each applicable category. Remember that density bonuses from more than one income category cannot be combined. If the residential density calculation includes the average unit size or number of bedrooms, include a description of those features for each unit as part of the Planning Application.

1. **Baseline Density.** Maximum allowed **number of units** at the subject property: _____
2. Proposed number of restricted affordable units for **Extremely-Low-Income** households: _____
3. Proposed number of restricted affordable units for **Very-Low-Income** households: _____
4. Proposed number of restricted affordable units for **Low-Income** households: _____
5. Proposed number of restricted affordable units for **Moderate Income** households: _____
6. Proposed number of restricted affordable units for **Middle Income** households: _____
7. Proposed number of restricted affordable units for **Upper-Middle Income** households: _____
8. Proposed number of **Senior Housing** units: _____
9. Proposed number of restricted affordable units for **Transitional Foster Youth, Disabled Veterans, or Homeless Persons**: _____
10. Proposed number of restricted affordable units for **Lower Income Students** in a student housing development _____
11. Total number of **Inclusionary Units** proposed: _____
12. Total **residential floor area** (net sq. ft.) in the proposed project: _____
13. **Percentage** of restricted affordable units in the proposed project: _____
14. Total **number of residential units** in the proposed project: _____

CONCESSIONS & INCENTIVES

Please list the concessions and incentives (up to four, see above) the project is seeking, and describe how each requested concession or incentive would result in identifiable and actual cost reductions for the project. The City may request additional documentation to verify that the requested concessions and incentives result in cost reduction for the project.

WAIVERS

Please list any waivers the project is seeking and describe how each requested waiver is necessary to allow the proposed project to accommodate the additional permitted density.

REDUCED PARKING

If you are seeking a reduction in parking pursuant to Government Code 65915(p), indicate the number of spaces proposed per bedroom and the criteria proposed for the reduction. Provide the walking distance from the project site to the nearest transit stop on the vicinity map of your planning application plans.

1 REMOVAL OF UNITS AFFIDAVIT

The State Housing Crisis Act and Density Bonus law mandate additional protections for units that are removed or demolished as part of a new housing project. The City may request additional information on the type and size of the existing units, as well as the incomes of households occupying the units.

A. RESIDENTIAL UNIT INFORMATION

<i>Answer the following questions to verify the project complies.</i>		YES	NO	N/A
1.	Will the project require the demolition of residential units?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Does the project create at least as many residential units as will be demolished?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Does the project include at least as many residential units as the greatest number of units that existed on the project site within the last five years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. AFFORDABLE RESIDENTIAL UNIT INFORMATION

<i>Answer the following questions to verify the project complies.</i>		YES	NO	N/A
1.	Are any units subject to affordability restrictions to persons of lower or very low income within the last five years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Are units occupied by lower or very low-income households within the last five years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	The income category of the last household in occupancy is not known.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If you answered yes please answer the next question about the affordable units.				
4.	The project will replace the affordable residential units with one of these methods:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> The project creates at least as many restricted affordable units of equivalent size and of the same or lower income category as will be demolished, and at the minimum percentages as required by State law; or			
	<input type="checkbox"/> The project is 100% affordable (exclusive of manager units), and will be affordable to, and occupied by, either a lower or very low income household.			

Under penalty of perjury the following declarations are made:

- a. The information presented is true and correct to the best of my knowledge.
- b. I understand that if the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City.
- c. I understand affordable units have the **right of first refusal** for a comparable unit available in the new housing development affordable to the household at an affordable rent or an affordable housing cost.

Owner's Signature

Date

Owner's Name (printed)