



Los Angeles County Department of Regional Planning
Affordable Housing - Form A
 Housing Permit Supplemental Application

Please read the instructions carefully.

The following information is necessary for all Housing Permit applications for projects with affordable housing set-asides, including projects that are subject to Chapter 22.120 (Density Bonus), the state Density Bonus Law, Senate Bill (SB) 35, and Assembly Bill (AB) 2162, as amended. Please answer all applicable questions. Failure to provide accurate and complete information may delay review.

STAFF USE ONLY

Plan #		Project #	
Zone	LU Category	Plan	Plan Max. Density
<input type="checkbox"/> DB — Min. 5 Baseline Units	<input type="checkbox"/> Incentive	<input type="checkbox"/> SB 35 Review	<input type="checkbox"/> Rental
<input type="checkbox"/> AB 1763 — 80L/20M	<input type="checkbox"/> Waiver	<input type="checkbox"/> AB 2162 Review	<input type="checkbox"/> For-Sale

PROJECT LOCATION

APN(s):	Address:
---------	----------

SECTION A: DENSITY CALCULATIONS

Table 1: Baseline Dwelling Units

General/Area/Specific Plan Maximum Allowable Density	X	Lot Size (calculated in acres)	=	Baseline Dwelling Units
<input type="text"/>		<input type="text"/>		<input type="text"/>

Select One Checkbox

- units per net acre
- units per gross acre

Select One Checkbox

- units per net acre
- units per gross acre

Per AB 2501, all base density calculations and set-asides for affordable housing projects are rounded up.

Example:

5.221 units **rounds up** to 6 units
 0.2811 acres **rounds up** to 0.29 acres



Please verify which [General Plan/Area or Community Plan](#) applies to your project and determine if density calculation is based off gross or net.



Please note a one-stop meeting is recommended for all affordable housing projects. The meeting includes the following Los Angeles County departments: Public Works, Fire, Public Health, Development Authority, and Regional Planning.

Inquire w/ Regional Planning staff to schedule a meeting.



All affordable housing projects are subject to discounted fees, please see [22.250.020](#) Title 22 Planning and Zoning Code

(continue Section A on pg. 2)

Table 2: Density Bonus Units Requested (Optional)

- Check here if you are NOT requesting a density bonus but are seeking incentives, waivers or reduction of development standards. Please skip to Section B "Affordable Units Proposed" on pg. 5.

Choose **ONE** of the four options below:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Option A |
| | Table 22. 120.050-A |
| | <ul style="list-style-type: none"> • See Table 22.120.050-A for density bonus; lesser bonus may be requested. |
| <input type="checkbox"/> | Option B |
| | Table 22. 120.050-A and Additional Density Bonus as Incentive |
| | <ul style="list-style-type: none"> • See Table 22.120.050-A for density bonus projects with 100% affordable housing set-aside. • Use one incentive for an additional density bonus. |
| <input type="checkbox"/> | Option C |
| | AB 1763 – Project NOT within ½ mile of major transit stop |
| | <ul style="list-style-type: none"> • Density bonus in an amount equal to 80% of units set aside for lower income households. • Rental project must: <ul style="list-style-type: none"> » Have minimum 80% set aside for lower income households, with the remaining baseline dwelling units, exclusive of a manager’s unit(s), set aside for moderate income households at affordable rent limits established pursuant to CA Health and Safety Code (HCD). » Set rents for minimum 20% of all units (including density bonus units but excluding manager’s units) at affordable rent limits established pursuant to CA Health and Safety Code. » Set rents for all remaining units (excluding manager’s units) at rent limit published by the CA Tax Credit Allocation Committee (TCAC), up to 60% income level. |
| <input type="checkbox"/> | Option D |
| | AB 1763 – Project within ½ mile of major transit stop |
| | <ul style="list-style-type: none"> • Any amount of density bonus units. • Rental project that: <ul style="list-style-type: none"> » Meets all Option C criteria. » Is located within ½ mile of major transit stop. |

+ Plus Additional Density Bonus

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Child Care Facility |
| | <ul style="list-style-type: none"> • An additional density bonus in an amount of square footage of residential floor area, which is equivalent to the square footage of the child care facility. • Project requesting additional density bonus with child care facility is not eligible to request an additional incentive. |

(continue Section A on pg. 3)

SECTION A: DENSITY CALCULATIONS - CONTINUED

Table 2a — Option A: Table 22.120.050-A

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{|c|} \hline \\ \hline \end{array} - \begin{array}{c} \text{Manager's Units} \\ \begin{array}{|c|} \hline \\ \hline \end{array} \right) \times \begin{array}{c} \text{Density Bonus \%} \\ \begin{array}{|c|} \hline \\ \hline \end{array} = \begin{array}{c} \text{Density Bonus} \\ \text{Unit Counts} \\ \hline \text{Total} \end{array} \begin{array}{|c|} \hline \\ \hline \end{array}$$

Table 2b — Option B: Table 22.120.050-A and Additional Density Bonus as Incentive

Step 1: Density Bonus

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{|c|} \hline \\ \hline \end{array} - \begin{array}{c} \text{Manager's Units} \\ \begin{array}{|c|} \hline \\ \hline \end{array} \right) \times \begin{array}{c} \text{Density Bonus \%} \\ \begin{array}{|c|} \hline \\ \hline \end{array} = \begin{array}{c} \text{Density Bonus} \\ \text{Unit Counts} \\ \hline \end{array} \begin{array}{|c|} \hline \\ \hline \end{array}$$

Step 2: Additional Density Bonus as an Incentive

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{|c|} \hline \\ \hline \end{array} - \begin{array}{c} \text{Manager's Units} \\ \begin{array}{|c|} \hline \\ \hline \end{array} \right) \times \begin{array}{c} \text{Density Bonus \%} \\ \begin{array}{|c|} \hline \\ \hline \end{array} = \begin{array}{c} \text{Density Bonus} \\ \text{Unit Counts} \\ \hline \end{array} \begin{array}{|c|} \hline \\ \hline \end{array}$$

*Steps 1 and 2 Density Bonus
Unit Counts Combined*

$$\begin{array}{|c|} \hline \\ \hline \end{array} \text{Total}$$

Table 2c — Option C: AB 1763 — Project NOT within ½ mile of major transit stop

$$\begin{array}{c} \text{Dwelling Units for} \\ \text{Lower Income Households} \\ \begin{array}{|c|} \hline \\ \hline \end{array} \end{array} \times \begin{array}{c} \text{Density Bonus \%} \\ \text{(Up to 80\%)} \\ \begin{array}{|c|} \hline \\ \hline \end{array} \end{array} = \begin{array}{c} \text{Density Bonus Unit Counts} \\ \hline \text{Total} \end{array} \begin{array}{|c|} \hline \\ \hline \end{array}$$

(continue Section A on pg. 4)

SECTION A: DENSITY CALCULATIONS - CONTINUED

Table 2d – Option D: AB 1763 – Project within ½ mile of major transit stop

$$\begin{array}{l}
 \text{Baseline} \\
 \text{Dwelling Units} \\
 (\quad \quad \quad - \quad \quad \quad) \times \quad \quad \quad = \quad \quad \quad \\
 \text{Manager's Units} \qquad \qquad \text{Density Bonus \%} \\
 \text{Density Bonus} \\
 \text{Unit Counts} \\
 \text{Total}
 \end{array}$$

Table 2e – Additional Density Bonus Units with Child Care Facility

$$\begin{array}{l}
 \text{Square Footage of} \\
 \text{Child Care Facility} \\
 \quad \quad \quad = \quad \quad \quad \rightarrow \quad \quad \quad \\
 \text{Additional} \\
 \text{Residential Floor Area} \qquad \text{Additional Density Bonus} \\
 \qquad \qquad \qquad \qquad \qquad \qquad \text{Unit Counts within Additional} \\
 \qquad \qquad \qquad \qquad \qquad \qquad \text{Residential Floor Area} \\
 \text{Total}
 \end{array}$$

Table 3 – Total Units Proposed

Density Bonus Unit Counts from Option A, B, C, or D

$$\begin{array}{l}
 \text{Baseline} \\
 \text{Dwelling Units} \\
 \quad \quad \quad + \quad \quad \quad + \quad \quad \quad = \quad \quad \quad \\
 \text{Density Bonus} \\
 \text{Unit Counts from} \\
 \text{Option A, B, C, or D} \\
 \text{Choose One Only} \\
 \text{Additional Density} \\
 \text{Bonus Unit Counts} \\
 \text{with Child Care Facility} \\
 \text{Total Units} \\
 \text{Proposed}
 \end{array}$$

(end of Section A)

SECTION B: AFFORDABLE UNITS PROPOSED

Table 1: Affordable Units Required

Choose the option that corresponds to your choice in Section A Table 2:

<input type="checkbox"/>	Option A
	Table 22. 120.050-A
	<ul style="list-style-type: none">• See Table 22.120.050-A for affordable housing set-asides.
<input type="checkbox"/>	Option B
	Table 22. 120.050-A and Additional Density Bonus as Incentive
	<ul style="list-style-type: none">• Same requirement as Option A
<input type="checkbox"/>	Option C
	AB 1763 – Project NOT within ½ mile of major transit stop
	<ul style="list-style-type: none">• Rental project must:<ul style="list-style-type: none">» Have min. 80% set-aside for lower income households, with the remaining baseline dwelling units, exclusive of a manager’s unit(s), set aside for moderate income households at affordable rent limits established pursuant to CA Health and Safety Code.» Set rents for min. 20% of all units (including density bonus units but excluding manager’s units) at affordable rent limits established pursuant to CA Health and Safety Code.» Set rents for all remaining units (excluding manager’s units) at rent limit published by the CA Tax Credit Allocation Committee (TCAC), up to 60% income level.
<input type="checkbox"/>	Option D
	AB 1763 – Project within ½ mile of major transit stop
	<ul style="list-style-type: none">• Same requirement as Option C

Choose ALL the check boxes that apply:

<input type="checkbox"/>	SB 35 Review
	<ul style="list-style-type: none">• Project with more than 10 baseline dwelling units (excluding manager’s units) must have min. 10% set-aside for lower or very low income households.
<input type="checkbox"/>	AB 2162 Review
	<ul style="list-style-type: none">• All baseline dwelling units (excluding manager’s units) must be for lower income households, with the following number of supportive housing units provided:<ul style="list-style-type: none">» All baseline dwelling units (excluding manager’s units) must be supportive housing if project has 11 or fewer baseline dwelling units.» Min. 25% of baseline dwelling units (excluding manager’s units) or 12 units, whichever is greater, must be supportive housing if project has 12 or more baseline dwelling units.

(continue Section B on pg. 6)

SECTION B: AFFORDABLE UNITS PROPOSED - CONTINUED

Table 1a — Option A, Option B, SB 35 Review, or AB 2162

Extremely Low 30%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Extremely Low 30\%} \end{array} = \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Extremely Low 30\%} \end{array}$$

Affordable Housing Set-Aside Unit Type <input type="checkbox"/> Rental <input type="checkbox"/> For-Sale <input type="checkbox"/> Both		
Rental Units:	For-Sale Units:	Supportive Housing (AB 2162 only) Units:

Very Low 50%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Very Low 50\%} \end{array} = \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Very Low 50\%} \end{array}$$

Affordable Housing Set-Aside Unit Type <input type="checkbox"/> Rental <input type="checkbox"/> For-Sale <input type="checkbox"/> Both		
Rental Units:	For-Sale Units:	Supportive Housing (AB 2162 only) Units:

Lower 80%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Lower 80\%} \end{array} = \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Lower 80\%} \end{array}$$

Affordable Housing Set-Aside Unit Type <input type="checkbox"/> Rental <input type="checkbox"/> For-Sale <input type="checkbox"/> Both		
Rental Units:	For-Sale Units:	Supportive Housing (AB 2162 only) Units:

Moderate 120%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Moderate 120\%} \end{array} = \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Moderate 120\%} \end{array}$$

Affordable Housing Set-Aside Unit Type <input type="checkbox"/> Rental <input type="checkbox"/> For-Sale <input type="checkbox"/> Both		
Rental Units:	For-Sale Units:	Supportive Housing (AB 2162 only) Units:

(continue Section B on pg. 7)

SECTION B: AFFORDABLE UNITS PROPOSED - CONTINUED

Table 1b — Option C or D (AB 1763)

Step 1: Affordable Housing Set-Aside

Lower 80%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} - \\ \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Lower 80\%} \end{array} = \begin{array}{c} \text{Box 1A} \\ \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Lower (Health \& Safety} \\ \text{Code HCD Rent Limit)} \end{array}$$

Moderate 120%

$$\left(\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} \begin{array}{c} - \\ \text{Manager's Units} \end{array} \right) \times \begin{array}{c} \text{Affordable Housing} \\ \text{Set-Aside \%} \\ \text{Moderate 120\%} \end{array} = \begin{array}{c} \text{Box 1B} \\ \text{Affordable Housing} \\ \text{Set-Aside Unit Counts} \\ \text{Moderate (Health \& Safety} \\ \text{Code HCD Rent Limit)} \end{array}$$

Step 2: Total Affordable Housing Unit Counts

$$\begin{array}{c} \text{Baseline} \\ \text{Dwelling Units} \end{array} - \begin{array}{c} \text{Manager's} \\ \text{Units} \end{array} + \begin{array}{c} \text{Density Bonus} \\ \text{Unit Counts from} \\ \text{Option C or D} \\ \text{Choose One Only} \end{array} + \begin{array}{c} \text{Additional} \\ \text{Density Bonus} \\ \text{Unit Counts with} \\ \text{Child Care Facility} \end{array} = \begin{array}{c} \text{Box 2} \\ \text{Total Affordable} \\ \text{Housing Unit Counts} \end{array}$$

Step 3: Affordable Housing Unit Counts by Rent Limits

Affordable Rent Limits		Unit Type	Affordable Housing Unit Counts
Health & Safety Code (HCD) Min. 20% of Total Affordable Units	Lower	Affordable Housing Set-Aside	Fill in Box 1A units
		Density Bonus (if needed)	
	Moderate	Affordable Housing Set-Aside	Fill in Box 1B units
		Density Bonus (if needed)	
Tax Credit Allocation Committee (TCAC), up to 60% income level		Density Bonus	
		Density Bonus	
Total			Fill in Box 2 units

(end of Section B)

SECTION C: INCENTIVES (OPTIONAL)

Provide a short description of your requested incentive(s).

Incentive #1 — Table 22.120.050-B

Incentive #2 — Table 22.120.050-B

Incentive #3 — Table 22.120.050-B

Incentive #4 — For Option C or Option D (AB 1763) only

Additional Incentive with Child Care Facility — Table 22.120.050-C
For project NOT requesting additional density bonus in Section A Table 2.E

(end of Section C)

SECTION D: WAIVERS OR REDUCTIONS OF DEVELOPMENT STANDARDS (OPTIONAL) — SECTION 22.120.090

Provide a short description of your requested waiver(s) or reduction(s) of development standards.
For Option A or B only; add additional pages if more waivers or reductions are requested.

Waiver or Reduction #1

Waiver or Reduction #2

Waiver or Reduction #3

Waiver or Reduction #4

Waiver or Reduction #5

(end of Section D)

100% Affordable Projects

1. Rental Project — Affordability and Targeted Population

a. Exclusive of the manager’s unit(s) and inclusive of the density bonus units, are all dwelling units rental units for lower, very low, or extremely low income households?

Yes No N/A — Project is for-sale only

If answer “Yes,” complete table and go to Question 1b below.

	Unit Counts
Lower	
Very Low	
Extremely Low	
Manager’s Unit(s)	
Total	

b. Is the project a...

Senior citizen housing development, as defined in CA Civil Code Sec. 51.3(b)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Special needs housing development, as defined in CA Health & Safety Code Sec. 51312?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Supportive housing development, as defined in CA Health & Safety Code Sec. 50675.14?	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Proximity to Transit

a. For Density Bonus Projects (Chapter 22.120) Only:

Is the project...

With paratransit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Within ½ mile of a fixed bus route operating at least 8 times per day?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Within ½ mile of a major transit stop, as defined in CA Public Resources Code Sec. 21155(b)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

b. For SB 35 Review Only:

Is the project located within a ½ mile of public transit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>“Public transit” means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Measurements for frequency of bus service can include multiple bus lines.</p>	

(end of Section E)