Attachment B: Density Bonus for Affordable Housing

Does the project have at least 5 baseline units (pre-bonus)?

- Yes: Does the project provide an affordable housing set-aside as shown in Tables 22.120.050-A and 22.120.050-B? Yes/No
- No: Start Here

Start Here

Does the project site have any rental unit occupied by lower or very low income households currently or in the past 5 years?

- Yes: Will the project replace all of those units (no net-loss)? Yes/No
- No: Ineligible

Will the project replace all of those units (no net-loss)?

- Yes: Does the project provide an affordable housing set-aside as shown in Tables 22.120.050-A and 22.120.050-B? Yes/No
- No: Start Here

Incentives
- Modifications to development standards that result in cost reduction.
- Extremely Low Income: 3 Incentives1
- Very Low, Lower & Moderate Income (Common Interest Development): 1-3 incentives based on set-aside percentage
- Moderate Income (Rental Units & Single-Family Residential Units): 1-3 incentives based on set-aside percentage
- One of the incentive(s) can be used to request additional density bonus.3

Density Bonus
- Extremely Low Income (30% AMI): 25%-100% Bonus1
- Very Low Income (50% AMI): 20%-35% Bonus
- Lower Income (80% AMI): 20%-35% Bonus
- Moderate Income (120% AMI) – Common Interest Development: 5%-35% Bonus
- Moderate Income (120% AMI) – Rental Units & Single-Family Residential Units: 5%-35% Bonus
- Not cumulative when more than one set-aside category applies.

Key:
- Subject to an Administrative Housing Permit provided all applicable findings are met.2
- Child Care Facility: One additional density bonus in the amount equivalent to the square footage of the child care facility OR one additional incentive, but not both.

Waivers or Reductions of Development Standards
- Can be requested for standards that physically preclude a project at the density allowed by the density bonus ordinance.
- Unlimited number of waivers may be requested.

Reduced Parking Ratios
- Vary based on affordability, development types, and proximity to transit; see Table 22.120.080-A.
- No parking required for Extremely Low Income dwelling units.1

1. Projects must meet the criteria for one of the CEQA exemptions in order to request the benefits shown in red via an Administrative Housing Permit, subject to applicable findings (see Note #2 below). For projects that do not meet the criteria for any CEQA exemption, the granting of these benefits is subject to a Discretionary Housing Permit.
2. A Discretionary Housing Permit is required for any incentive or waiver or reduction of development standards that do not meet the applicable findings in Section 22.166.040.C.1.