

Attachment 6: Comparison of State Density Bonus Law (highlights) and Draft Ordinance

	STATE LAW	DRAFT COUNTY ORDINANCE
Eligibility	<ul style="list-style-type: none"> • Affordable housing: 5 units or more • Senior citizen housing: a development with 35 units or more, or a mobilehome park for senior citizens • Replacement of affordable units on project site in five year period prior to application, at same or lower income category 	<ul style="list-style-type: none"> • As provided in State law
Density Bonus	<ul style="list-style-type: none"> • Sliding scale for the following set-asides, with a maximum density bonus of 35%: <ul style="list-style-type: none"> ◦ Very low income ◦ Lower income ◦ Moderate income <i>common interest developments</i> 	<ul style="list-style-type: none"> • As provided in State law • Sliding scale for <i>all</i> moderate income set-asides, with a maximum density bonus of 35% • Sliding scale for extremely low income set-asides, with a maximum density bonus of 100%
Duration of Affordability	<ul style="list-style-type: none"> • 55 years 	<ul style="list-style-type: none"> • As provided in State law
Incentives	<ul style="list-style-type: none"> • For density bonus projects with an affordable housing set-aside • Number of incentives based on set-aside, with a maximum of three • Additional incentive for inclusion of a child care facility • Incentives must meet findings, including: Incentives must result in actual and identifiable cost reductions 	<ul style="list-style-type: none"> • As provided in State law • Number of incentives based on set-aside (including extremely low income and all moderate set-asides), with a maximum of three • If an incentive meets the findings, it is administratively reviewed. If it does not, the applicant may request the incentive through a discretionary review • An applicant can request an additional density bonus as an incentive (subject to the same findings)

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Senior Citizen Housing	<ul style="list-style-type: none"> • 20% density bonus for senior housing development or mobilehome park for seniors 	<ul style="list-style-type: none"> • As provided in State law
Duration of Age Restriction		<ul style="list-style-type: none"> • 55 years
Land Donations	<ul style="list-style-type: none"> • Sliding scale for donation of land for housing for very low income households, with a maximum density bonus of 35%, subject to additional requirements 	<ul style="list-style-type: none"> • As provided in State law
Parking Ratios	<ul style="list-style-type: none"> • Reduced parking ratios based on project type, set-aside and proximity to transit 	<ul style="list-style-type: none"> • As provided in State law • No parking required for units set aside for extremely low income households
Waivers	<ul style="list-style-type: none"> • Unlimited waivers or reductions of development standards for affordable and senior citizen housing density bonus projects • The waivers must meet findings, including: The development standard for which the applicant is requesting a waiver must physically preclude the construction of the project at the densities or with the incentives permitted by the density bonus program 	<ul style="list-style-type: none"> • As provided in State law • If a waiver meets the findings, it is administratively reviewed. If it does not, the applicant may request the waiver through a discretionary review.
Other		<ul style="list-style-type: none"> • Affordable density bonus projects in some commercial zones may be reviewed administratively if the projects meet specific criteria