**Density Bonus**

*The Density Bonus is a state mandate and benefits as a matter of right.*

**On-Menu Incentives** are based on pre-calculated modifications in the City’s Density Bonus Ordinance.

**Off Menu Incentives and Waivers of Development Standards** extend beyond the incentives enumerated by State Density Bonus Law provided that applicants can demonstrate that their request is necessary to allow for the project's physical construction.

**-** These incentives apply to projects that seek a limited increase in allowed height, floor area, and lot coverage, along with reductions to yard/setback, open space, and lot width requirements.

-Density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and/or specific plan granted pursuant to this subdivision.

-Applies to multi-family projects with 5 or more units or where the residential floor area (RFA) occupies at least 50% of total floor area of building.

**On-Menu Density Bonus**

**Low or Very Low Income Restricted Affordable Units** (transitional foster youth, disabled veterans and homeless persons are included as Very Low Income persons):

Project thatincludes 10% of the total units of the project for Low Income householdsor 5% of the total units of the project for Very Low Income households,either in rental units or for sale units, shall be granted a minimum DensityBonus of 20%. This increases by 1.5% for each add’l unit up to 35% for both income levels.

**Moderate Income Restricted Affordable Units:**

Project that includes at least 10% of its units for Moderate Income households shall be granted a minimum Density Bonus of 15% with increases of 1% up to 35% for each add’l unit.

Project that involves the conversion of *apartments* into *condominiums* and that includes 33 percent of its units restricted to households of Low or Moderate income or 15 percent of its

units restricted to households of Very Low Income shall be granted a Density Bonus of 25 percent or up to three incentives.

**Incentives**

**Yard/Setback** – up to 20% decrease

**Lot Coverage –** up to 20% decrease

**Lot Width** – up to 20% decrease

**Floor Area Ratio (FAR)** – not to exceed 35% or 3:1

**Height** – maximum of one story or 11’ (for each add’l foot +add horizontal setback of 1’)

**Open Space** – up to 20% decrease

**Density Calculation** – alley or dedicated street included in lot area

**Averaging FAR, Density, Parking or Open Space** – if located on 2 or more contiguous parcels the total FAR can be used

# Incentives % units for % units for % units for

very low income low income moderate income (for sale only)

 1 5% 10% 10%

 2 10% 20% 20%

 3 15% 30% 30%

4 – for all income levels: 100% Low/Very Low/Mod (20% Moderate allowed)

**Parking**

Req’d parking for all residential units in the Project (not just the restricted units) shall be reduced to the following requirements:

|  |  |
| --- | --- |
| Studio | 1 space |
| 1 Bedroom | 1 space |
| 2 Bedroom | 1.5 spaces |
| 3 Bedroom | 1.5 spaces |
| 4 Bedroom | 2.5 spaces |

**OR**

|  |  |
| --- | --- |
| Rental/for sale projects with at least 11% very low income or 20% lower income units, within 1/2 mile of accessible major transit stop | 0.5 spaces per unit |
| Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop | 0 spaces per unit |
| Rental senior projects 100% affordable to lower income, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day) | 0 spaces per unit |
| Rental special needs projects 100% affordable to lower income households, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day) | 0 spaces per unit |
| Rental supportive housing developments 100% affordable to lower income households | 0 spaces per unit |

*Note: Parking spaces are uncoupled from units, meaning that parking space(s) can be sold/rented separately from dwelling units, so buyers or renter can buy/rent with or without a parking space.*

**Covenant**

Under State Density Bonus Law, any affordable units required to be provided to qualify for a Density Bonus project are subject to a **55-year** affordability term.

Upon resale, the unit will be subject to an equity sharing agreement, which provides that a share of the equity appreciation shall be provided either to the Qualified Nonprofit Housing Corporation, or to the City.

**Income Definitions**

Number of Persons Extremely Low Very Low Low

1 $26,500 $44,150 $70,650

2 $30,300 $50,450 $80,750

3 $34,100 $56,750 $90,850

4 $37,850 $63,050 $100,900