



DENSITY BONUS APPLICATION Instructions



ATTENTION: If using density bonus, a density bonus application shall be completed prior to submitting a development project application. If a project is in a zone that uses Floor Area Ratio (FAR) for density calculations, then a preapplication meeting is required. For meeting requests, please contact Chris Stanley at cstanley@chulavistaca.gov.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al (619) 691-5047. Tenga en cuenta que el Departamento de Vivienda y Servicios para Personas sin Hogar requerirá al menos un día hábil para responder

WHAT IS DENSITY BONUS?

Density Bonus is a state law that allows up to 100% additional density, reduced parking standards and waivers, reduction of development standards, and incentives/concessions.

Project applicants may seek any waivers or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the density bonus requirements.

Incentives/concessions are reductions of site development standards or architectural design requirements which result in financially sufficient and actual cost reductions. Project applicants may seek up to five incentives or concessions, depending on the amount of affordable housing provided and the level of affordability of those units.

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

IS MY PROJECT ELIGIBLE FOR DENSITY BONUS?

- The project must consist of five or more dwelling units;
- A “qualified” project reserves a minimum number of dwelling units for rental or sale to a specific type of household. The types of qualifying households are very low-, low-, or moderate-income or seniors/students/disabled vets/homeless.



DENSITY BONUS APPLICATION Instructions

HOW DO I DETERMINE MY BASE DENSITY AND BONUS DENSITY?

1. Determining Base Density.

Maximum allowable residential density” or “base density” means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Density shall be determined using dwelling units per acre.

If the applicable zoning ordinance, specific plan, or land use element does not provide a dwelling-units-per-acre standard for density, then a base density study shall be provided by the applicant estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open-space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. The average unit size of the base density study shall match the average unit size of the proposed project.

2. Calculating Bonus Density.

The amount of density bonus that a project may seek is set forth in [California Government Code Section 65915](#) subdivision (f).

Affordable Housing Restrictions

- Rental Units. Affordable rental units must be restricted by an agreement which sets maximum incomes and rents for those units. Income and rent restrictions must remain in place for a 55-year term for very low, lower, or moderate (rental units for moderate income units are only permitted if density bonus is maxed out) income units. Rents must be restricted as follows:
 - For very low-income units, rents may not exceed 30% x 50% of the area median income for a household size suitable for the unit.
 - For lower income units, rents may not exceed 30% x 60% of the area median income for a household size suitable for the unit.
 - For moderate income units, rents may not exceed 30% x 110% of the area median income for a household size suitable for the unit.
 - Area median income is determined annually by regulation of the California Department of Housing and Community Development, based upon median income regulations adopted by the U.S. Department of Housing and Urban Development.
 - Rents must include a reasonable utility allowance.
 - Household size appropriate to the unit means 1 for a studio unit, 2 for a one-bedroom unit, 3 for a two-bedroom unit, 4 for a three-bedroom unit, etc.



DENSITY BONUS APPLICATION | Instructions

- For Sale Units. Affordable for sale units must be sold to the initial buyer at an affordable housing cost. Housing related costs include mortgage loan payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, reasonable utilities allowance, insurance premiums, maintenance costs, and space rent.
 - For very low-income units, housing costs may not exceed 30% x 50% of the area median income for a household size suitable for the unit.
 - For lower income units, housing costs may not exceed 30% x 70% of the area median income for a household size suitable for the unit.
 - For moderate income units, housing costs may not exceed 35% x 110% of the area median income for a household size suitable for the unit.
 - Buyers must enter into an equity sharing agreement with the city or county, unless the equity sharing requirements conflict with the requirements of another public funding source or law. The equity sharing agreement does not restrict the resale price but requires the original owner to pay the city or county a portion of any appreciation received on resale.

A copy of "[Calculating Affordable Housing Costs/Rents](#)", "[Household Income Limits](#)" and other relevant information may be obtained on the City's "[Building Affordable Housing](#)" webpage.

Fees

There is no separate application fee for the State Density Bonus Program. Projects shall comply with the Fee Schedule for Planning and/or Building Divisions review covered under other entitlements. Please refer to the applicable [Development Services Department Fees](#) or at the DSD Front Counter located at 276 Fourth Avenue Building B Chula Vista CA 91910 or (619) 691-5101.

Additional fees, at the current hourly full cost recovery rate, may also be collected for legal expenses in the preparation and recording of any documents with the San Diego County Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



DENSITY BONUS APPLICATION

REQUIREMENTS

All ✓ items are REQUIRED. ◇ Additional information as may be appropriate.

1. Proposal Submittal:

- ✓ Application
- ✓ Evidence of Site Control – copy of fully executed purchase option or sales contract
- ◇ Tenant Rent Rolls (current rent roll and rent roll at time of buyer/seller agreement)



The Proposal and the above listed items will be reviewed for completeness. Failure to submit all required information will result in your application not being accepted and/or may extend the length of time needed for review.

One signed electronic copy of this application shall be turned in with the Planning application.



DENSITY BONUS APPLICATION

Property Information

Project Address: _____

Assessor Parcel No(s) (APN): _____

Related Applications

Preliminary Project Application and/or Planning Project No(s): _____

Building Permit Application No(s): _____

Removal of Units

Does the project propose the removal of any residential units? Yes No

Have there been any residential uses removed from the property within the last five years? Yes No

Are any of the units occupied by households of low or very low income, consistent with the requirements of the California Government Code Section 65915(c)(3)? Yes No

If you have responded yes to any of the questions above, please provide additional information on the type and size of the existing unit(s), as well as the incomes of persons or families occupying the unit(s).

See Attachment.



DENSITY BONUS APPLICATION

Project Information

Project Type:

- Project Type options: New Construction, Acquisition & Rehab, Condo Conversion, Rehabilitation Only, Other (Please Describe):

Project Condition:

- Project Condition options: Unimproved Site, Acquisition & Rehab, Existing Structure(s) Age (years), Commercial, Other (Please Describe):

Target Population:

- Target Population options: Moderate, Low, and/or Very Low, Senior, Foster Youth, Disabled Veterans, Homeless, Students, Other (Please Describe):

If 100% affordable, how many units of each affordability level?:

Affordability levels: Very Low, Low, Moderate, Manager's Unit, Total Units



DENSITY BONUS APPLICATION

Affordable Unit & Density Bonus Calculator

A	B	C	D	E	F	G	H
Qualifying Household	Base Density	% of Affordable Units	# of Affordable Units Required (Column B x Column C)	Density Bonus %	# of Density Bonus Units Permitted (Column B x Column E)	Total Permitted Units Column B + Column F	Total Proposed Project Units (If different from Column G)
100% Affordable		100%		80%			
Very Low Income (up to 50% AMI)							
Low Income (51% - 80% AMI)							
Moderate Income (81% - 120% AMI)							
Seniors				20%			
Foster Youth				20%			
Disabled Vets				20%			
Homeless				20%			
Students				35%			

Parking

Size of Unit	No. of DUs	Parking Rate Govt Code § 65915 (p)	No. of Required Spaces
Studio		1 parking space per unit	
1 Bedroom		1 parking space per unit	
2 Bedrooms		1.5 parking spaces per unit	
3 Bedrooms		1.5 parking spaces per unit	
4 Bedrooms		2.5 parking spaces per unit	
5 Bedrooms		2.5 parking spaces per unit	
TOTAL			



DENSITY BONUS APPLICATION

Incentives & Concession Calculator						
Type of Units	# of Affordable units	% of Base Project	Required % of Base Density (# of Incentives/concessions)			
			1 incentive/concession	2 incentive/concession	3 incentive/concession	4 incentive/concession
Very Low Income (up to 50% AMI)			5%	10%	15%	16%
Low Income (51% - 80% AMI)			10%	17%	24%	-
Moderate Income (81% - 120% AMI)			10%	20%	30%	45%
Lower Income Students			20%	-	-	-

Incentives/Concessions:

Please list the incentives/concessions the project is seeking and describe how each requested incentive/concession would result in cost reductions for the project.

See Attachment.

Four horizontal lines for text entry.

Waivers:

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

See Attachment.

Four horizontal lines for text entry.

Acquisition & Rehabilitation Projects

No. of Households potentially subject to tenant relocation _____

No. of vacant units _____

Please attach the following:

- Copy of current tenant rent rolls and income levels
- Relocation plan



DENSITY BONUS APPLICATION

NOTICE TO APPLICANTS

Regulatory Agreement

A Regulatory Agreement and Declaration of Restrictive Covenants for State Density Bonus Program, shall be prepared after your project receives all necessary discretionary approvals (if necessary for project approval) and recorded prior to building permit issuance. The Agreement, once executed, will be recorded against the property and shall be binding upon all successors in interest. Please contact the Department of Housing & Homeless Services at 619-691-5047 to request preparation of the Regulatory Agreement for recordation.

Occupancy & Monitoring

Compliance with the applicable restrictions will be subject annually to a regulatory audit and such restrictions must be maintained for the full applicable compliance period. A monitoring fee will be required for a minimum of 20% of the units or the total number of units as defined in the Regulatory Agreement. Such fee covers the costs of software, third-party vendors and staff time to perform the monitoring functions. Applicant shall cooperate with and utilize such forms, software, websites and third-party vendors as may be required by the City. The City also reserves the right to periodically inspect the affordable units to ensure compliance with the health and safety standards associated with the restricted units.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
b) The information presented is true and correct to the best of my knowledge. Any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the density bonus, for suspending or revoking a density bonus issued on the basis of these or subsequent representations.
c) Other information or applications may be required.

Signature of Authorized Agent/Applicant(s)

Print Name of Authorized Agent/Applicant(s)

Title

Date

Street Address

City/State/Zip Code

Phone

E-mail