

A GUIDE TO CALIFORNIA DENSITY BONUS LAW

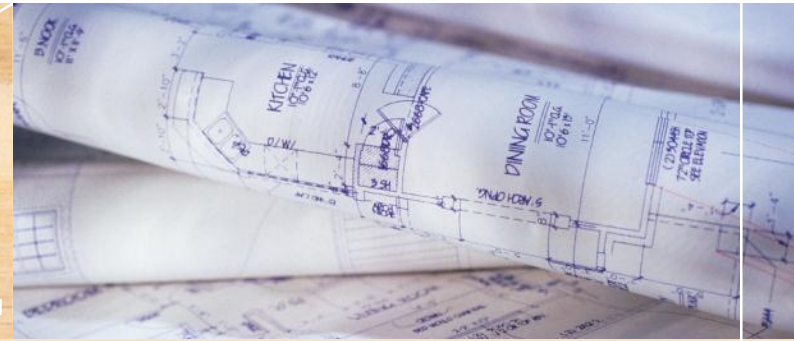
REV 2017

DEVELOPMENT SERVICES DEPARTMENT



(619) 691-5047 | FAX (619) 585-5698
www.chulavistaca.gov/housing

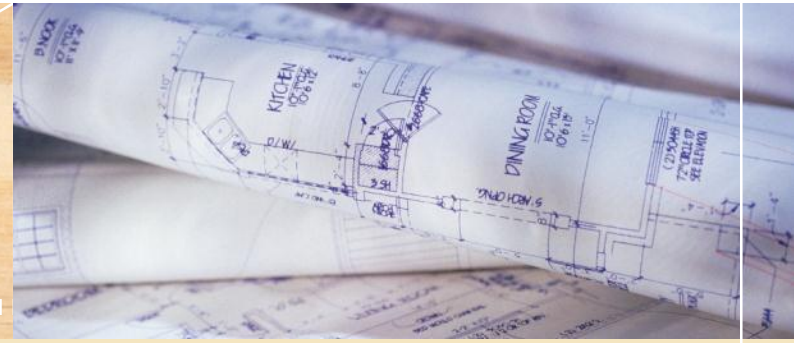




PROJECTS ELIGIBLE FOR DENSITY BONUSES

[Government Code Section 65915\(b\)\(1\)](#)

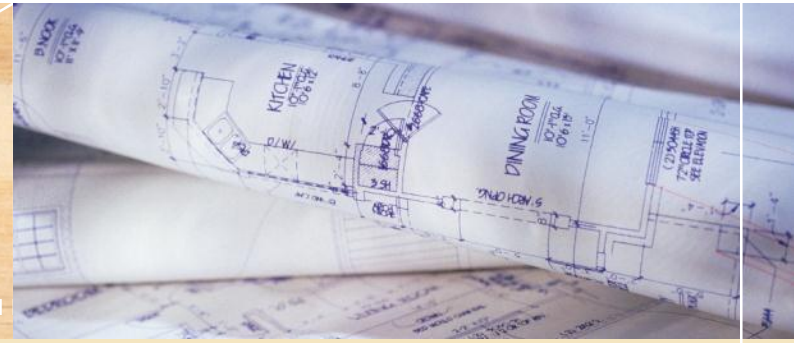
- **Affordable Housing:**
 - Five percent of the units affordable to very-low income households (incomes 50% and less of median)
 - Ten percent of the units affordable to lower income households (incomes 80% or less of median)
 - Ten percent of the units affordable to moderate income households (120% of median income) but only if project is common interest for sale development
 - Ten percent of the units for transitional foster youth, disabled vets or homeless persons and restricted to very-low income rents



ELIGIBILITY: SENIOR HOUSING

[Government Code Section 65915\(b\)\(1\)\(C\)](#)

- Senior Housing Development (as defined in CC Section 51.3 and 51.12) or mobile home park that limits residency to seniors
 - At least 35 units
 - No requirement for affordable rents or limits to income



4 COMPONENTS OF DENSITY BONUS LAW

at the request of the applicant

Density Bonus

20% Density Increase if...

5% very low, 10% low or 100% senior

Can request less than or no density increase

Maximum of 35% Density Increase

> 35% as an *incentive*

Incentives

1 to 3 to reduce the costs of development

Ex: height, setback, open-space requirement, etc.

Denial limited to:

Not required for affordability, Adverse impact that cannot be mitigated OR
Contrary to Federal/State Law

Waivers

Unlimited if necessary to accommodate density & incentives

Examples: height, setback, open-space requirement, etc.

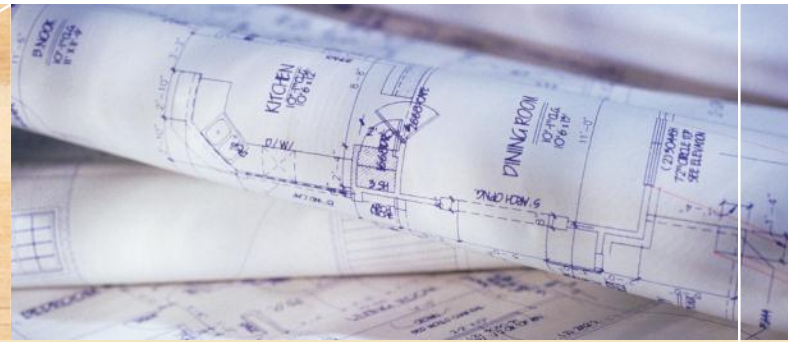
Denial limited to adverse impact that cannot be mitigated

Parking

Zero to one bedroom: one onsite parking space.

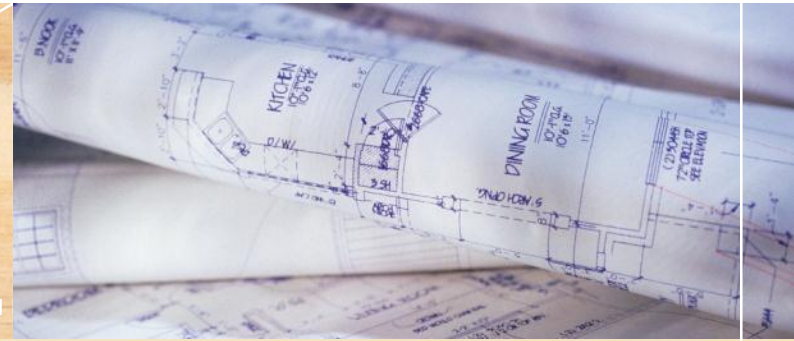
Two to three bedrooms: two onsite parking spaces.

Four and more bedrooms: two and one-half parking spaces.



DENSITY BONUS & INCENTIVES

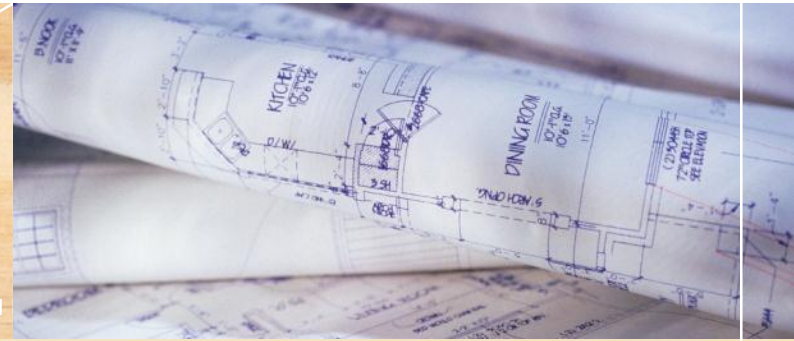
Target Units	% of Target Unit <i>Govt Code 65915(b)</i>	Density Bonus % <i>Govt Code 65915(f)</i>	% of Target Unit	Density Bonus % <i>Govt Code 65915(f)</i>	% of Target Unit	Density Bonus % <i>Govt Code 65915(f)</i>
Very-low income	5%	20%	10%	12.5%	15%	35%
Low-income	10%	20%	20%	15%	30%	30%
Moderate-income (ownership units only)	10%	5%	20%	10%	30%	20%
Maximum Incentive(s)/ Concession(s)	1		2		3	
Senior housing (no Affordable Dus)	100%	20%				



INCENTIVES & CONCESSIONS

[Government Code Section 65915\(k\)](#)

- Reduction in site development standards or modifications of zoning/architectural design requirements that result in “identifiable and actual cost reductions to provide for affordable housing”
- Mixed-use zoning that reduces the cost of the housing if the non-residential uses are compatible with housing and other area development
- Other regulatory incentives or concessions that result in “identifiable and actual cost reductions to provide for affordable housing”
- May request without request for density bonus

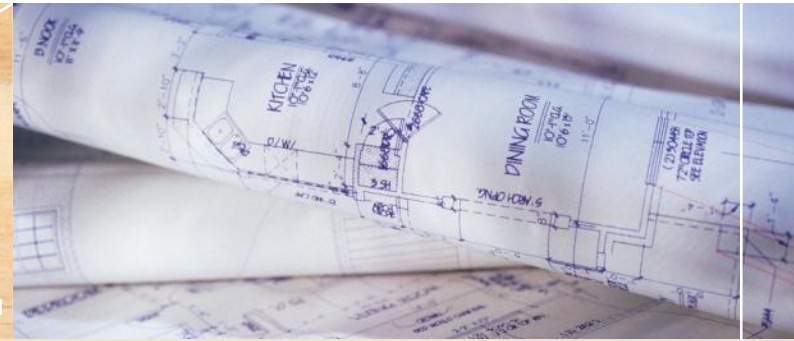


DENSITY BONUS PARKING STANDARDS - BASIC

- Applicable if project qualifies for a Density Bonus (senior or affordable housing)
- **Ratios:**

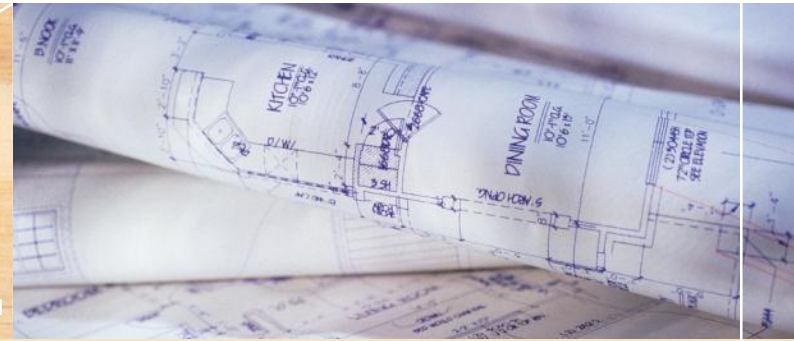
Description	Onsite Parking Requirements	
	<u>Govt Code 65915(p)(1)</u>	CVMC 19.62.050 (13)
0-1 bedroom unit	1 parking space	1.5 parking space
2-3 bedroom units	2 parking spaces	2 parking spaces
4-more bedroom unit	2.5 parking spaces	2 parking spaces

- Ratios apply to market rate units as well as density bonus units



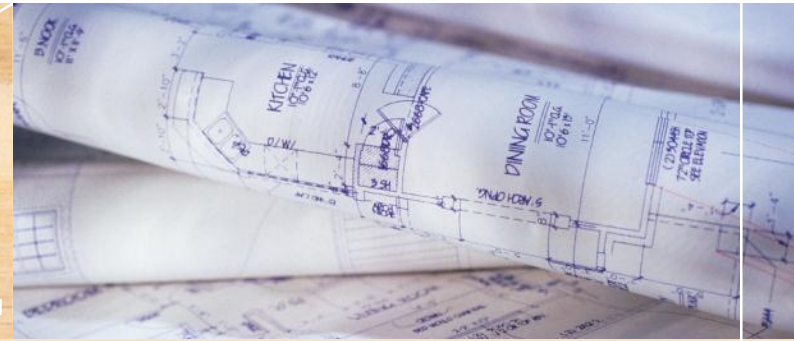
DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED [Government Code 65915\(p\)\(2\)](#)

- Rental or ownership housing development with:
 - At least 11% very-low income or 20% low income units; **and**
 - Within one-half mile of a major transit stop; **and**
 - Unobstructed access to the major transit stop
- 0.5 parking space per bedroom (*inclusive of handicapped and guest parking*)



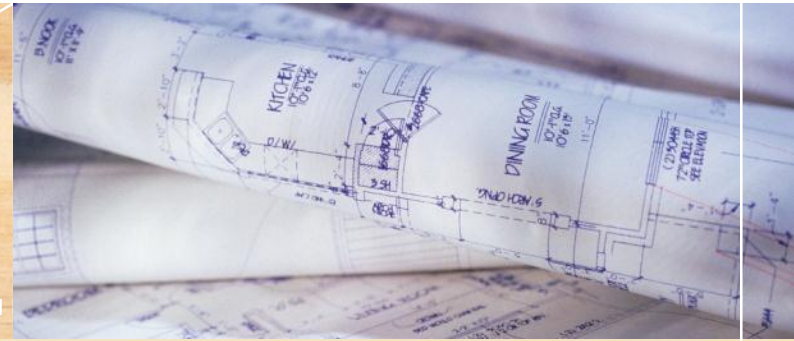
DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED [Government Code 65915\(p\)\(3\)](#)

- Rental housing development with:
 - All units affordable to lower income except manager's unit; **and**
 - Within one-half mile of a major transit stop; **and**
 - Unobstructed access to the major transit stop
- 0.5 parking space per unit (*inclusive of handicapped and guest parking*)



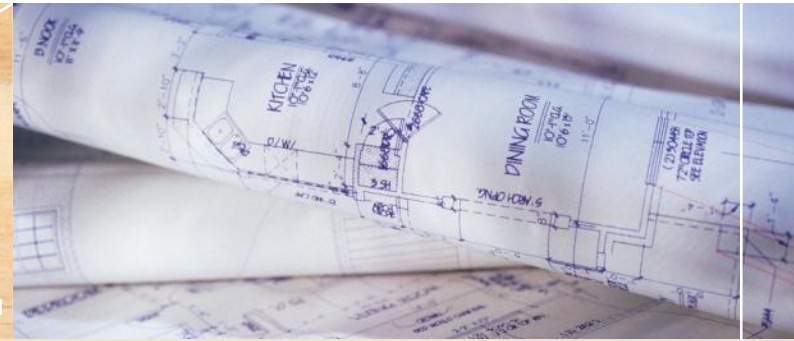
DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED [Government Code 65915\(p\)\(3\)](#)

- Rental senior citizen housing development with:
 - All units affordable to lower income except manager's unit; **and**
 - Paratransit service; **or**
 - Within one-half mile of fixed bus route service that operates 8 times per day, with unobstructed access to that service.
- 0.5 parking space per unit (*inclusive of handicapped and guest parking*)



DENSITY BONUS PARKING STANDARDS – TRANSIT ORIENTED [Government Code 65915\(p\)\(3\)](#)

- Rental **special needs** housing development with:
 - All units affordable to lower income except manager's unit; **and**
 - Paratransit service; **or**
 - Within one-half mile of fixed bus route service that operates 8 times per day, with unobstructed access to that service.
- 0.3 parking space per unit (*inclusive of handicapped and guest parking*)



PARKING STUDIES FOR TRANSIT

[Government Code 65915\(p\)\(7\)](#)

- May require higher parking ratios for transit stop developments if supported by parking study, paid for by City and conducted in last 7 years
- Ensure that study includes all analyses mandated by statute
- Adopt written findings based on study
- Maximum parking ratios cannot exceed basic parking ratios



Area Median Income Limits 2018

Income Category	Using Median Income for Household of Four
Extremely Low Income <i>(30% AMI)</i>	\$ 29,200/annual \$ 2,433/month
Very Low Income <i>(50% AMI)</i>	\$ 48,650/annual \$ 4,054/month
Low Income <i>(60% AMI)</i>	\$ 58,400/annual \$ 4,867/month
<i>Moderate Income</i> <i>(120% AMI)</i>	\$ 98,150/annual \$ 8,179/month



Rent Limits 2018

Target Population Area Median Income	Maximum Restricted Rent Level			
	Studio	1 BR Unit	2 BR Unit	3 BR Unit
Extremely Low (30% AMI)	\$429	\$490	\$552	\$613
Very Low (50% AMI)	\$715	\$818	\$920	\$1,022
Low (60% AMI)	\$832	\$951	\$1,070	\$1,189



FOR MORE INFORMATION & TO CONTACT US

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