



SUPPLEMENTAL APPLICATION FOR DENSITY BONUS

The San Anselmo Density Bonus Ordinance, adopted pursuant to California Government Code 65915 et. seq., requires the Town to allow applicants to construct more living units than permitted under the Town development regulations (“density bonuses”) for projects that include affordable housing, senior housing (whether or not affordable), donations of land for affordable housing, and child care facilities. In addition to the density bonus, projects that include affordable housing may qualify for exceptions to development regulations. A Density Bonus application will be processed at the same time as any other applications required for the project.

PROPERTY INFORMATION

APPLICANT NAME

PROPERTY ADDRESS

ASSESSOR PARCEL NUMBER(S)

INFORMATION REQUIRED FOR DENSITY BONUS APPLICATION

- Application Fee
- Completed General Planning Application Form
- The project is a **housing development** that creates **five (5) or more residential units**¹
- The housing development includes one of the following (check at least one):
 - 5% percent** of the total units will be affordable to **very low income households**
 - 10% percent** of the total units will be affordable to **lower income households**
 - 10%** of the total units in a common interest development will be affordable to **moderate income households** and **all** of the units will be made available for sale to the public
 - The project is a **senior citizen development** (CA Civ. Code, §§ 51.3 and 51.12) or **mobile home park** (CA Civ. Code §§ 798.76 and 799.5)
(Density Bonus is also available for land donation of at least one acre and for child care facilities, see California Government Code Section 65915)
- Total residential units permitted under standard zoning regulations (round down to whole units), if applicable
- Number of affordable units proposed (check at least one)
 - Very Low
 - Low
 - Moderate

¹ A “housing development” also includes a subdivision or common interest development (community apartment project, condominium project, planned development or stock cooperative) approved by the Town and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling (any structure designed for human habitation that has been divided into two or more legally created independent living quarters), where the result of the rehabilitation would be a net increase in available residential units. (Government Code Section 65915(i)).

- Density bonus % (see attached spreadsheet)
- Number of density bonus units (rounded up to whole unit)
- Total number of proposed units
- Describe the proposed method of ensuring the continued affordability of the affordable units for at least **55 years** (attach additional information if necessary) [Click here to enter text.](#)
- Provide plans (may be combined with design review plans) that show location of the affordable units
- Any other information as may be required by the Planning Department, Planning Commission, and for any Environmental Review.

CONCESSIONS AND INCENTIVES

- Identify the development incentives requested. All requests must be clearly indicated on plans. Concession or incentive means a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that would otherwise be required (such as height limits, setback requirements or floor are ratio) that results in **identifiable, financially sufficient, and actual cost reductions**. The number of incentives or concessions that may be requested:
 - One incentive or concession for a project that includes at least **10% of the total units for lower income** households, at least **5% for very low income** households, or at least **10% for moderate income** households in a common interest development.
 - Two incentives or concessions for projects that include at least **20% of the total units for lower income** households, at least **10% for very low income** households, or at least **20% for moderate income** households in a common interest development.
 - Three incentives or concessions for projects that include at least **30% of the total units for lower income** households, at least **15% for very low income** households, or at least **30% for moderate income** households in a common interest development.
- Financial analysis (pro-forma) to indicate the incentives or concessions are required to provide the affordable housing. The financial analysis must demonstrate that the incentives or concessions provide "identifiable, financially sufficient, and actual cost reductions," and should include economic analyses to show that they are required to make the project economically feasible. The Town may hire an independent third party consultant, at the expense of the applicant, to review the financial analysis and provide their findings.

WAIVERS AND REDUCTIONS OF DEVELOPMENT STANDARDS

- A waiver is a reduction in development standards that have the effect of physically precluding the construction of the development at the densities allowed under State law. There is no limit in the number of waivers an applicant can request. If requesting waivers, describe how strict application of the development standards will have the effect of physically precluding the construction of the development

at the densities or with the concessions or incentives permitted. While the developer must justify the need for a waiver, a financial pro-forma is not required. (attach additional information if necessary) [Click here to enter text.](#)

OTHER INFORMATION REQUIRED FOR SPECIAL PROJECTS

- If the density bonus is requested for a proposed housing development that would result in the removal or conversion of existing rental dwelling units, or has been occupied within the past five (5) years by rental dwelling units, the application shall include the following:
 - A description of the housing units removed, converted, proposed to be removed or proposed to be converted;
 - The income levels of the persons occupying each unit removed, converted, proposed to be removed or proposed to be converted;
 - The rental rates charged for the immediately preceding five (5) years for each unit removed, converted, proposed to be removed or proposed to be converted.

APPLICANT’S AFFIDAVIT

The undersigned is the owner or authorized agent of the owner of this property. The information presented is true and correct to the best of my knowledge. Other information or applications may be required.

Print name: _____ Signature: _____ Date: _____
 Owner Authorized Agent

EXAMPLES OF DENSITY BONUS

Example 1

R-2 Zoning District Site (12 units/acre)

Lot size 20,000 sq. ft.

Permitted density is 5.5 units, which rounds down to 5 units.

The applicant proposes that one unit will be for **low** income household, or 20% of the 5 units.

Based on the worksheet, the density may increase by 35%, to a total of 7 units (5 units x 1.35 = 6.75, rounded up to 7). Two concessions or incentives may also be requested.

Example 2

R-3 Zoning District Site (20 units per acre)

Lot size 11,000 sq. ft.

Permitted density is 5.05 units (11,000 sq. ft. divided by 43,560 sq. ft. (one acre) times 20), which rounds down to 5 units.

The applicant proposes that one unit will be for a **very low** income household. This will be 20% of the 5 units. Based on the worksheet, the density may increase by 35%, to a total of 7 units (5 units x 1.35 = 6.75, rounded up to 7). Three concessions or incentives may also be requested.

Example 3

R-3 Zoning District Site (20 units per acre)

Lot size 20,000 sq. ft.

Permitted density is 9.18 units, which rounds down to 9 units.

The applicant proposes that 10% of the units will be for **low** income households. This will be 1 of the 9 units. The density may increase by 20%, to a total of 11 units (9 units x 1.20 = 10.8, rounded up to 11). One concessions or incentives may also be requested.

Percent of Affordable Units Being Reserved for 55 years Cal. Gov. Code §65915(f)(2)	Very Low Income Density Bonus Cal. Gov. Code §65915(f)(2)	Low Income Density Bonus Cal. Gov. Code §65915(f)(1)	Moderate Income Density Bonus Cal. Gov. Code §65915(f)(4)	Senior Density Bonus Cal. Gov. Code §65915(f)(3)
5%	20%	0	0	20%
6%	22.5%	0	0	20%
7%	25%	0	0	20%
8%	27.5%	0	0	20%
9%	30%	0	0	20%
10%	32.5%	20%	5%	20%
11%	35%	21.5%	6%	20%
12%	35%	23%	7%	20%
13%	35%	24.5%	8%	20%
14%	35%	26%	9%	20%
15%	35%	27.5%	10%	20%
16%	35%	29%	11%	20%
17%	35%	30.5%	12%	20%
18%	35%	32%	13%	20%
19%	35%	33.5%	14%	20%
20%	35%	35%	15%	20%
21%	35%	35%	16%	20%
22%	35%	35%	17%	20%
23%	35%	35%	18%	20%
24%	35%	35%	19%	20%
25%	35%	35%	20%	20%
26%	35%	35%	21%	20%
27%	35%	35%	22%	20%
28%	35%	35%	23%	20%
29%	35%	35%	24%	20%
30%	35%	35%	25%	20%
31%	35%	35%	26%	20%
32%	35%	35%	27%	20%
33%	35%	35%	28%	20%
34%	35%	35%	29%	20%
35%	35%	35%	30%	20%
36%	35%	35%	31%	20%
37%	35%	35%	32%	20%
38%	35%	35%	33%	20%
39%	35%	35%	34%	20%
40%	35%	35%	35%	20%

2015 Income Limits - Marin County, California

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	24,650	28,150	31,650	35,150	38,000	40,800	43,600	46,400
Very Low Income	41,050	46,900	52,750	58,600	63,300	68,000	72,700	77,400
Low Income	65,700	75,100	84,500	93,850	101,400	108,900	116,400	123,900
Median Income	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950
Moderate Income	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150

From California Department of Housing and Community Development, April 15, 2015

HUD Guideline 30% of household income available for monthly rent and utilities

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	616	704	791	879	950	1,020	1,090	1,160
Very Low Income	1,026	1,173	1,319	1,465	1,583	1,700	1,818	1,935
Low Income	1,643	1,878	2,113	2,346	2,535	2,723	2,910	3,098
Median Income	1,803	2,060	2,318	2,575	2,781	2,988	3,193	3,399
Moderate Income	2,163	2,473	2,781	3,090	3,338	3,585	3,831	4,079