

**EXAMPLE: Supplemental Density Bonus Project Calculation**

An applicant for a rental Housing Development is seeking to build 90 units on a 1.7-acre property located in the Downtown Station Specific Plan that is within 1/2 mile of a major transit facility:

**Project Profile:**

Site Land Use Designation:	Medium-High Residential
Max Density per General Plan:	30 du/acre
Max Units per General Plan:	1.7 acres x 30du/acre = 51 units
Density Desired:	90 units ÷ 1.7 acres = 52.94 du/acre
Density Bonus Desired:	(52.94 ÷ 30) - 1 = 76%

**Calculation of State Density Bonus of 35%:**

Base Project, Total Units:	51 units
Market Rate Units:	41 units
Affordable Housing Units:	10 units at the low-income level
Percent Affordable:	10 ÷ 51 = 20%
State Density Bonus:	20% at the low-income level results in a 35% density bonus
Density Bonus Units Earned:	35% x 51 = 18 bonus units
Updated Total Project Units:	51 units (41 market rate, 10 low-income) + 18 bonus units = 69 units

**Calculation of Supplemental Density Bonus above 35% to Achieve a Total Bonus of 76%:**

Additional Units Desired:	90 units - 69 units = 21 units
Supplemental Density Needed:	76% - 35% = 42%
Max Supplemental Bonus:	45%
Eligibility Points Required:	(42% ÷ 45%) x 100 = 92 pts, rounds to 95 pts (i.e. next multiple of 5)
Points Required via Housing:	60% x 95 pts = 57 pts, rounds to 60 pts (i.e. next multiple of 5)
Required Affordable Units:	Refer to Table 3-11. 60 pts can be earned by providing the following as a percent of Base Project units, rounded up:
OPTION 1:	2.9% as very low-income: 2.9% x 51 units = 1.16 units = 2 units
	4.6% low-income: 4.6% x 51 units = 1.84 units = 2 units
	5.6% moderate-income: 5.6% x 51 units = 2.24 units = 3 units
OPTION 2:	8.0% as specialized, very low-income housing
	8.0% x 51 units = 4.08 units = 5 units
Remaining Points:	95 pts - 60 pts = 35 points
OPTION 1:	Additional Affordable Housing units pursuant to Table 3-11
OPTION 2:	Community benefits pursuant to Table 3-12