

## CHAPTER 20-31 DENSITY BONUS AND OTHER DEVELOPER INCENTIVES

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### **20-31.010 Purpose.**

This ~~Density Bonus Ordinance~~Chapter is intended to provide incentives for the production of Affordable Housing, Specialized Housing, Senior Housing and the development of Child Care Facilities. In enacting this Chapter, it is the intent of the City of Santa Rosa to implement the goals, objectives, and policies of ~~the Santa Rosa General Plan~~general plan and the Station Specific Plans~~applicable specific plans 2035- and further to implement and be subject to California Government Code Section 65915-~~implement the Santa Rosa Housing Action Plan to address housing needs in the community, and ensure consistency between local regulations and California Government Code Section 65915 (State density bonus law).

State density bonus law, which provides a 35% density bonus maximum to eligible projects, shall apply city-wide to eligible projects as defined in this Chapter and in State law. In addition, provisions for a Supplemental Density Bonus of up to 65% above the State density bonus maximum, or a combined 100% above the allowed General Plan residential density, is available for eligible projects located within the North Station Specific Plan and Downtown Station Specific Plan as outlined in this Chapter.

In the event that any provision in this Chapter conflicts with State law, State law shall control.

### **20-31.020 Definitions.**

The following terms used in this ~~section~~Chapter shall be defined as follows:

**Affordable Housing-Unit.** A housing unit which is available for rent or sale to moderate-income households~~or for rent to~~with income levels at the extremely low- and/or-, very low-, low-, or moderate-income households, level as those terms are defined in this Section.\_

1 **Affordable Rent.** Monthly rent charged to extremely low ~~and~~ very low, low, and moderate-income households for housing units as calculated in accordance with  
2 Section 50053. b of the ~~Health and Safety Code~~ California Health and Safety Code.

3  
4 **Base Project.** The number of housing units included in the Housing Development  
5 prior to the inclusion of any units granted through a Density Bonus.

6 **Bedroom.** A habitable space within a dwelling unit in which people sleep, which can  
7 also include permanent provisions for living, eating, and either sanitation or kitchen  
8 facilities but not both. A bedroom shall include two methods of ingress and egress,  
9 and be a minimum of 70 square feet, with no linear dimension smaller than 7 feet.

10 **Child Care Facility.** A facility that provides non-medical care and supervision of minor  
11 children for periods of less than 24 hours and is licensed by the California State  
12 Department of Social Services, further subject to the definition in California  
13 Government Code Section 65915(h)(4).

14 ~~**Density Bonus.** A density increase for residential units over the otherwise allowed~~  
15 ~~residential density under the applicable zoning and land use designation on the date~~  
16 ~~an application is deemed complete.~~

17 **Common Interest Development.** Defined in California Civil Code Section 4100 to  
18 mean (a) a community apartment project; (b) a condominium project; (c) a planned  
19 development; or (d) a stock cooperative.

20 **Density Bonus.** See Division 7 (Glossary)

21 **Density Bonus Housing Agreement.** A legally binding agreement between a  
22 developer an Applicant and the Housing Authority to ensure that continued affordability  
23 of the affordable housing units required by this Chapter persists and the units are  
24 maintained in accordance with this Chapter.

25 **Density Bonus Units.** Those additional residential units granted pursuant to the  
26 provisions of this Chapter.

27 **Development Costs.** "Development costs" means the aggregate of all costs  
28 incurred in connection with a Housing Development which are approved by the City  
29 as reasonable and necessary, including, but not limited to, those costs listed in  
30 California Health and Safety Code Section 50065.

31 **Development Standard.** A site or construction condition, including, but not limited  
32 to, height limits, required setbacks, maximum floor area ratio, onsite open-space  
33 requirement, or required parking that applies to a residential development pursuant  
34 to any ordinance, General Plan, Specific Plan, charter, or other local condition, law,  
35 policy, resolution, or regulation.

36 **Downtown Station Area Specific Plan.** See Zoning Ordinance Section 20-28.060

(Station Area (-SA) combining district).

**Eligibility Points.** The number of Eligibility Points that is calculated pursuant to Section 20-31.070 (Supplemental Density Bonus) must be earned by an applicant for a Housing Development to establish eligibility for a Supplemental Density Bonus. Eligibility Points are earned through the provision of affordable housing units, or through the provision of affordable housing together with approved community benefits as provided in this Chapter.

**Equivalent Size.** Equivalent size for the purposes of enforcing affordable housing replacement unit provisions outlined in this Chapter shall mean that replacement units must contain at least the same total number of bedrooms as the units being replaced.

**Family-Size Units.** A dwelling unit with three or more bedrooms.

**Housing Authority.** An appointed body of the City of Santa Rosa authorized to engage in or assist in the development or operation of affordable housing.

**Housing Development.** A development project for five or more residential units. Within, including mixed-use developments. For the purposes of this Chapter, it shall "Housing Development" also include includes projects defined in California Government Code Section 65915(i), including a subdivision or common interest development, Common Interest Development, as defined in Section 4100 of the California Civil Code, approved by a city and consists of residential units or unimproved residential lots and either a project which rehabilitates and converts a to substantially rehabilitate and convert an existing commercial building to a residential use and a condominium conversion or the substantial rehabilitation of an existing multifamily building dwelling, as defined in subdivision (d) of California Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units.

**Incentives or Concessions.** Regulatory concessions Incentives or Concessions which include, but are not limited to, the reduction of site development standards or zoning code Zoning Code requirements, approval of mixed-use zoning in conjunction with the housing development Housing Development, or any other regulatory incentive which would Incentives or Concessions proposed by the Applicant or the City that result in identifiable, financially sufficient, and actual cost reductions that to provide for affordable housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for affordable rents as outlined in this Chapter.

**Income (Household), Extremely Low.** A household whose gross income does not exceed 30 percent of the area median income for the Santa Rosa Metropolitan Area, adjusted for family size, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.

1 **Income (Household), Very Low.** A household whose gross income does not  
2 exceed 50 percent of the area median income for the Santa Rosa Metropolitan Area,  
3 adjusted for family size, as published and periodically updated by the State  
4 Department of Housing and Community Development pursuant to Section 50105 of  
5 the California Health and Safety Code.

6 **Income (Household), Low.** A household whose gross income does not exceed 80  
7 percent of the area median income for the Santa Rosa Metropolitan Area, adjusted  
8 for family size, as published and periodically updated by the State Department of  
9 Housing and Community Development pursuant to Section 50079.5 of the California  
10 Health and Safety Code.

11 **Income (Household), Lower.** A household whose gross income falls under the  
12 categories of extremely low-, very low-, or low-income as those terms are offered in  
13 addition to a density bonus defined in this Section.

14 **Income (Household), Moderate.** A household whose gross income does not  
15 exceed 120 percent of the area median income for the Santa Rosa Metropolitan  
16 Area, adjusted for family size, as published and periodically updated by the State  
17 Department of Housing and Community Development pursuant to Sections 50079.5  
18 and 50052.5 of the California Health and Safety Code.

19 **Initial Subsidy.** The fair market value of the home at the time of initial sale minus  
20 the initial sale price to the moderate-income household, plus the amount of any  
21 down payment assistance or mortgage assistance. If upon resale the market value is  
22 lower than the initial market value, then the value at the time of the resale shall be  
23 used as the initial market value. (e.g., X (fair market value of the home to be  
24 purchased) - Y (the price the moderate-income family paid for the home) + Z  
25 (amount of any down payment assistance) = Initial Subsidy).

26 ~~**Low Income Household.** A household whose income does not exceed 80 percent~~  
27 ~~of the area median income for Sonoma County, as published and periodically~~  
28 ~~updated by the State Department of Housing and Community Development pursuant~~  
29 ~~to Section 50079.5 of the California Health and Safety Code.~~

30  
31 **Lower Income Student.** Students who have a household income and asset level  
32 that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set  
33 forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code.  
34 The eligibility of a student for this income level shall be verified by an affidavit, award  
35 letter, or letter of eligibility provided by the institution(s) of higher education involved  
36 in the proposed density bonus Housing Development, or by the California Student  
37 Aid Commission that the student receives or is eligible for financial aid, including an  
38 institutional grant or fee waiver, from the college or university, the California Student  
39 Aid Commission, or the federal government.

40 ~~**Moderate Income Household.** A household whose gross income does not exceed~~

~~120 percent of the area median income for Sonoma County as published and periodically updated by the State Department of Housing and Community Development pursuant to Sections 50079.5 and 50052.5 of the California Health and Safety Code.~~

**Major Transit Stop.** An existing rail transit station or the intersection of two or more bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Includes Major Transit Stops that are included in the applicable regional transportation plan, as well as corridors served in parallel by two or more distinct bus routes each with service intervals of 15 minutes or less.

**Maximum Allowable Density.** The maximum number of dwelling units per acre as allowed under the General Plan Land Use Designation. Where a Housing Development is permitted in a Land Use Designation that does not provide a residential density allowance, the bonus shall be calculated in reference to the residential density allowance designated in the Zoning Code. For a Housing Development located in a General Plan Land Use Designation and Zoning District without a defined residential density limit, the Maximum Allowed Density shall be imputed by the Housing Development plan, submitted by the Applicant and subject to approval by the Director, which demonstrates the maximum number of dwelling units, without the inclusion of Density Bonus Units or associated Incentives, Concessions, waivers, and reductions, that can be developed on the site in substantial conformance with General Plan policies, and applicable Development Standards and Design Guidelines.

**North Santa Rosa Station Area Specific Plan.** See Zoning Ordinance Section 20-28.060 (Station Area (-SA) combining district).

**Proportionate Share of Appreciation.** The ratio of the local government's initial subsidy as defined above to the fair market value of the home at the time of initial sale. (e.g., X (initial subsidy) ÷ Y (fair market value) = Proportionate Share of Appreciation).

**Replacement Unit.** Housing units that are constructed to replace rental dwelling units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower-income; subject to any other form of rent or price control through a valid exercise of police power; or occupied by lower-income households. Replacement unit requirements also apply to dwelling units subject to these affordability restrictions that have been vacated or demolished in the five-year period preceding the application. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-income do not require replacement units to be eligible for a density bonus.

**Residential Density.** Notwithstanding Section 20-12.020.C (Calculations), the



1 residential density associated with a Housing Development is the ratio of the number  
2 of dwelling units on a lot to the gross lot area in acres, rounded up to the nearest  
3 whole number.

4 **School Facility.** A school facility as used in this chapter includes public institutions  
5 operated by local, state, and federal governments; chartered schools; magnet  
6 schools; private schools; parochial or religious schools. School facilities associated  
7 with virtual or online schools; after-school learning and tutoring centers or similar  
8 facilities; and private home schools are not considered school facilities for the  
9 purposes of this Chapter.

10 **Senior Citizen Housing Development.** A residential development ~~restricted for~~  
11 ~~senior citizen residents~~ developed, substantially rehabilitated, or renovated, ~~and~~  
12 ~~having that has~~ at least 35 dwelling units ~~for senior citizens~~ in compliance with the  
13 requirements of Section 51.3 and 51.12 of the ~~California Civil Code~~ California Civil  
14 Code, or a mobile home park that limits residency based on age requirements for  
15 housing for older persons pursuant to Section 798.76 or 799.5 of the ~~Civil Code~~  
16 California Civil Code.

17 **Very Low Income Household.** A household whose income does not exceed 50-  
18 percent of the area median income for Sonoma County, as published and  
19 periodically updated by the State Department of Housing and Community  
20 Development pursuant to Section 50105 of the ~~California Health and Safety Code~~.

21 (Ord. 3960 § 1, 2010)

22 **Significant, Adverse Impact.** A significant, quantifiable, direct, and unavoidable  
23 impact to public health and safety, or the physical environment, or on any real  
24 property that is listed or eligible for listing, in the California Register of Historical  
25 Resources, based on objective, identified written public health or safety standards,  
26 policies, or conditions as they existed on the date the application was deemed  
27 complete, and for which there is no feasible method to satisfactorily mitigate or avoid  
28 the specific, adverse impact without rendering the development unaffordable to  
29 lower-income and moderate-income households. Inconsistency with the Zoning  
30 Ordinance or General Plan Land Use Designation shall not constitute a specific,  
31 adverse impact upon the public health or safety. In Santa Rosa, specific, adverse  
32 impacts include but are not limited to:

- 33 • Development within a Preservation District wherein a proposed development  
34 Concession or Incentive would irreparably alter a historic resource, either  
35 individual or a district, in a manner that is inconsistent with the *Secretary of*  
36 *The Interior's Standards for the Treatment of Historic Properties with*  
37 *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing*  
38 *Historic Buildings.*
- 39 • Development on land which does not currently have adequate water or

wastewater facilities to service the development, or the provision of such services is infeasible at the level of residential density proposed in the development.

**Specialized Housing.** A Housing Development for transitional foster youth, as defined in Section 66025.9 of the California Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.).

**Unobstructed Access.** Unobstructed access means a resident of a Housing Development has pedestrian access to a Major Transit Stop or a fixed bus route without encountering natural or constructed impediments.-

### **20-31.030 Application for Density Bonus and Incentives or Concessions.**

At the time the ~~a~~Applicant of a proposed ~~h~~Housing ~~D~~evelopment, seeking a density bonus and ~~e~~Concessions or ~~i~~ncentives under this Chapter, files a ~~formal~~Density Bonus application ~~for approval of the proposed development with the Department of Community Development~~ the Applicant is required to submit a Density Bonus Worksheet and the following information ~~shall be submitted with:~~

A. State density bonus applications. For a project seeking a 35 percent density bonus pursuant to State law, ~~the fees and~~the following information is required-  
application:

1. Identification of theSigned and completed Density Bonus Application form.

2. Signed and completed Density Bonus Application Submittal checklist.

4-3. The location, acreage, residential density, and the maximum number of base units allowed under the ~~zoning~~Zoning and the ~~land use designated~~Land Use Designation under the General Plan without the density bonus.

4. ~~Identification of the~~The total number of the following:

a. Market rate units ~~proposed, specifically identifying the density bonus in the~~  
Base Project:

a-b. Affordable units ~~Housing units~~ and ~~the affordable units~~ their targeted income level or other provisions (e.g. land donation), which will demonstrate eligibility for a State density bonus under this Chapter-; and

c. ~~Identification of the requested concessions or incentives or a list of any alternative concessions or incentives which would provide, in the developer's opinion, an equivalent financial value to the concession or incentive requested.~~Density bonus units to be received, if any (see Section 20-31.040.B (Processing of density bonus application))

2-5. The requested Concessions or Incentives that will result in identifiable and actual cost reductions to provide for affordable housing costs. This requirement at the time of application does not ~~impair~~prevent the applicant from substituting a ~~new incentiv~~different Incentive or ~~concession~~Concession from what is initially proposed, ~~but substitution may cause project delays and require revision of~~

1 ~~environmental documents, and may necessitate additional processing fees as~~  
2 ~~determined by the Director of Community Development at a later phase of the~~  
3 ~~application.~~

4 3.6. ~~A clear statement of how the requested concessions or incentives are~~  
5 ~~necessary to make the proposed Concessions or Incentives result in identifiable~~  
6 ~~and actual cost reductions to provide for affordable housing development~~  
7 ~~economically feasible, and result in identifiable, financially sufficient and actual~~  
8 ~~cost reductions costs.~~ The information should be sufficiently detailed to enable  
9 City staff to examine the conclusions reached by the ~~developer~~ Applicant.

10 ~~A. Other pertinent information as the Director of Community Development may require~~  
11 ~~to enable the City to adequately analyze the identifiable, financially sufficient and~~  
12 ~~actual cost reductions of the proposed housing development with respect to the~~  
13 ~~requested additional concession or incentive and other concessions or incentives~~  
14 ~~which may be made available.~~

15 7. ~~(Ord. 3960 § 1, 2010)~~ Projects in Areas with No Maximum Density. The General  
16 Plan and Zoning Code include Land Use Designations and corresponding  
17 Zoning Districts with no applicable residential density limit. To derive the  
18 “maximum allowable density” in these areas, applicants must complete the  
19 Maximum Allowable Density Worksheet available in the Planning Division.

20 B. Supplemental density bonus applications.

21 1. A Housing Development requesting a Supplemental Density Bonus shall apply  
22 for a Minor Conditional Use Permit pursuant to Chapter 20-52 and subject to the  
23 additional findings required by Section 20-31.070(J).

24 a. All Supplemental Density Bonus provisions and requirements shall be an in  
25 addition to the State density bonus provisions outlined in this Chapter.

26 b. All Supplemental Density Bonus Housing Development projects shall provide  
27 affordable housing and other community benefits sufficient to earn the  
28 requisite number of Eligibility Points pursuant to Section 20-31.070  
29 (Supplemental density bonus).

30 c. Supplemental Density Bonuses granted to a Housing Development subject to  
31 a Development Plan and Policy Statement shall comply with the requirements  
32 of this section, but shall not require a Minor Conditional Use Permit and shall  
33 be considered as part of the Development Plan and Policy Statement  
34 approval process pursuant to Chapter 20-26 (PD zoning district standards).

35 2. Application Requirements. In addition to the State Density Bonus application  
36 requirements as outlined in Subsection (A), the Supplemental Density Bonus  
37 application shall clearly identify the total number of the following:

38 a. Housing units in the Base Project:

39 b. Affordable Housing units and the targeted income level provided as a share of  
40 the units in the Base Project to qualify for a 35% State density bonus, or  
41 identification of other qualifying criteria for the State density bonus:



1 c. Affordable Housing units and the targeted income levels provided as a share  
2 of the units in the Base Project in addition to those provided in Subsection  
3 (A), to generate at least 60% of the required Eligibility Points for the  
4 requested Supplemental Density Bonus as outlined in Section 20-31.070  
5 (Supplemental density bonus).

6 d. Any additional Affordable Housing units and the targeted income levels  
7 provided as a share of the units in Base Project, or specified community  
8 Benefits pursuant to Section 20-31.070 (Supplemental density bonus) to  
9 generate the remaining 40% of the required Eligibility Points for the requested  
10 Supplemental Density Bonus as outlined in Section 20-31.070 (Supplemental  
11 density bonus).

12 3. Housing Developments requesting a Supplemental Density Bonus that generate  
13 the requisite number of Eligibility Points shall receive a total of three (3)  
14 Incentives or Concessions inclusive of Incentives and Concessions received  
15 under State Density Bonus provisions. No Housing Development requesting a  
16 Supplemental Density Bonus shall receive more than three Incentives or  
17 Concessions. Applications for a Supplemental Density Bonus shall identify any  
18 additional Concessions or Incentives that will result in identifiable and actual cost  
19 reductions to provide for affordable housing costs associated with the  
20 Supplemental Density Bonus, if not already identified in the State density bonus  
21 application.

22 a. Requested Incentives or Concessions to qualify for a State Density Bonus of  
23 35% can be utilized to offset the cost of affordable housing associated with  
24 establishing eligibility for a Supplemental Density Bonus.

25 b. Projects that qualify for a State density bonus but are not entitled to  
26 Incentives or Concessions, such as land donations and senior citizen  
27 projects, shall be eligible for three (3) Incentives or Concessions if eligible for  
28 a Supplemental Density Bonus.

29 a-c. Cost Reduction Statement. A clear statement of how requested  
30 Concessions or Incentives result in identifiable and actual cost reductions to  
31 provide for affordable housing costs, if not already defined in the application  
32 for a State density bonus. The information should be sufficiently detailed to  
33 enable City staff to examine the conclusions reached by the Applicant.

#### 34 **20-31.040 Processing of Density Bonus Application.**

35 A. Concurrent Processing. Once deemed complete, the ~~D~~density ~~B~~bonus application  
36 shall be processed and determinations made concurrent with the ~~housing~~  
37 ~~development application planning entitlement(s) for the Housing Development.~~

38 A.B. Applicants are entitled to accept a lesser percentage of density bonus,  
39 including, but not limited to, no increase in density than they are otherwise eligible  
40 to receive pursuant to this Chapter and California Government Code Section

65915. The amount of density increase, if any, that is accepted by the applicant shall not reduce or otherwise impact eligibility for requested Incentives and Concessions, waivers or reductions associated with an eligible project.

~~B.C.~~ Authority. A request for a density bonus will be reviewed by the Zoning Administrator, or the same review authority as the ~~housing-~~ Housing Development's other entitlements, if applicable. The reviewing authority shall not grant the density bonus and requested ~~incentive~~ Incentive(s) or ~~concession~~ Concession(s) unless the findings in Section ~~20-31.080~~ 20-31.090(B) ~~can be~~ (Available Incentives and Concessions) are made.

1. ~~Design Review. When a proposed housing development needs only Design Review, then the Design Review Board will consider and act on the density bonus request when the preliminary Design Review application is considered.~~

2. ~~Planning Commission/City Council. If the project requires entitlements or an environmental clearance to be considered by the Planning Commission and/or the City Council, then these decision bodies will consider and act on the density bonus request concurrent with the applicable project entitlement/environmental clearance.~~

~~G.D.~~ Priority Processing. A ~~housing development~~ Housing Development including at least 20 percent of total units affordable to ~~very low or low~~ lower income households ~~or a combination of the two~~, with ~~affordable rents~~ the affordability maintained through an agreement with the Housing Authority or another governmental agency, shall be entitled to priority processing. Priority processing shall mean a timeline for review of the ~~housing development~~ Housing Development and all associated applications as mutually agreed to by the City and the ~~developer~~ Applicant.

~~D.~~ Application for Density Bonus Housing Agreement. Once the proposed ~~housing-~~ Housing Development has received its approval for ~~density bonus~~ a State or Supplemental Density Bonus, as described above, the ~~developer~~ Applicant shall file an application, including the payment of any processing fees with the Housing Authority, for approval and finalization of the Density Bonus Housing Agreement in compliance with the requirements set forth in Section 20-31.100 (General Provisions for Density Bonuses and Incentives or Concessions).

E.  
(~~Ord. 3960 § 1, 2010~~)

## **20-31.050 Eligibility Criteria for Density Bonus.**

A. The City ~~of Santa Rosa~~ shall consider a density bonus and provide ~~incentives~~ Incentives or ~~concessions~~ Concessions, as described in Section ~~20-31.080, 090~~ (Available Incentives and Concessions), when an Applicant for a ~~developer of a housing development~~ Housing Development seeks and agrees to construct a ~~housing development~~ Housing Development that will contain at least one of the following:

1. ~~Low-Income Projects.~~ Ten percent of the total units of a ~~housing development~~Housing Development strictly for low income households as defined herein;
2. Very Low-Income Projects. Five percent of the total units of a ~~housing development~~Housing Development strictly for very low-income households as defined herein;
3. Senior Housing Projects. A ~~senior citizen housing development~~Senior Citizen Housing Development, as defined herein;
4. For-Sale Projects. Ten percent of the total dwelling units in a ~~condominium or planned unit development~~Common Interest Development for persons and families of moderate income households as defined herein, provided that all units in the development are offered to the public for purchase.
5. Specialized Housing Projects. Ten percent of the total units of a Housing Development for Specialized Housing. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units.
6. Commercial Projects. When an applicant for approval of a commercial project has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the City shall grant to the Applicant development intensity bonuses relative the maximum allowances defined in the General Plan, or Zoning Ordinance if the General Plan does not provide a maximum allowance, as prescribed in California Government Code Section 65915.7 that may include:
  - a. Up to a 20% increase in maximum allowable intensity in the General Plan.
  - b. Up to a 20% increase in maximum allowable floor area ratio.
  - c. Up to a 20% increase in maximum height requirements.
  - d. Up to a 20% reduction in minimum parking requirements.
  - e. Use of a limited-use elevator for upper floor accessibility.
  - f. An exception to a Zoning Code or other land use regulation.
7. Redevelopment of Existing Dwelling Units. A Housing Development shall be ineligible for a density bonus, and any associated Incentives or Concessions, if the Housing Development involves the redevelopment of existing dwelling units, or dwelling units that have been vacated or demolished in the five-year period preceding the application, that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to lower-income households or that have been occupied by lower or very low income households, unless the project provides replacement units, and either of the following applies:

1 a. The proposed Housing Development, inclusive of the replacement units,  
2 contains Affordable Housing units at the percentages required to establish  
3 eligibility for a density bonus as set forth in Section 20-31.040 (Processing  
4 Density Bonus Applications); or

5 b. Each unit in the Housing Development, exclusive of a manager's unit or  
6 units, is affordable to, and occupied by a lower-income household.

7 8. Student Housing Development. Twenty percent of the total units for lower  
8 income students in a student housing development that meets the following  
9 requirements:

10 a. All units in the Student Housing Development will be used exclusively for  
11 undergraduate, graduate, or professional students enrolled full time at an  
12 institution of higher education accredited by the Western Association of  
13 Schools and Colleges or the Accrediting Commission for Community and  
14 Junior Colleges. In order to be eligible under this subclause, the Applicant  
15 for the Housing Development shall, as a condition of receiving a  
16 Certificate of Occupancy, provide evidence to the City that the Applicant  
17 has entered into an Operating Agreement or Master Lease with one or  
18 more institutions of higher education for the institution(s) to occupy all  
19 units of the Student Housing Development with students from that  
20 institution(s). An Operating Agreement or Master Lease entered into  
21 pursuant to this subclause is not violated or breached if, in any  
22 subsequent year, there are not sufficient students enrolled in the  
23 institution(s) to fill all units in the Student Housing Development.

24 b. The applicable 20-percent of units in the Housing Development will be  
25 used for Lower Income Students.

26 c. The applicable 20-percent of units shall be subject to a recorded  
27 affordability restriction of 55 years.

28 d. The rent provided in the applicable units for Lower Income Students shall  
29 be calculated at 30 percent of 65 percent of the Area Median Income for a  
30 single-room occupancy unit type.

31 e. The Housing Development will provide priority for the applicable  
32 affordable units for Lower Income Students experiencing homelessness.  
33 A Homeless Service Provider, as defined in paragraph (3) of subdivision  
34 (d) of Section 103577 of the Health and Safety Code, or institution of  
35 higher education that has knowledge of a person's homeless status may  
36 verify a person's status as homeless.

37 f. For purposes of calculating a density bonus granted pursuant to this  
38 subparagraph, the term "unit" as used in this section means one rental  
39 bed and its pro rata share of associated common area facilities.  
40

- 1 B. Rental Projects and Replacement Units. If the proposed development is rental  
2 units, the replacement units shall be subject to the provisions of California  
3 Government Code Section 65915(c):
- 4 1. Fractional Units. All replacement calculations resulting in fractional units or  
5 number shall be rounded up to the next whole number.
- 6 2. Rental Affordability Term. If the replacement units will be rental dwelling units,  
7 these units shall be subject to a recorded affordability restriction of at least 55  
8 years. If the proposed development is for-sale units, the units replaced shall be  
9 subject to Section 20-31.110 (Density Bonus Agreement and Terms).
- 10 C. For-Sale Projects and Replacement Units. If the Housing Development is for-sale  
11 units, the units replaced shall be subject to all the following:
- 12 1. The initial occupant of all for-sale units that qualified the applicant for the  
13 award of the density bonus shall be persons and families of very low, low, or  
14 moderate income, as defined herein for density bonus eligibility.
- 15 2. The units are offered at an affordable housing cost at the appropriate income  
16 level as defined in Section 20-31.020 (Definitions).
- 17 3. The applicant and City shall establish an equity sharing agreement, unless it  
18 is in conflict with the requirements of another public funding source or law as  
19 outlined in Section 20-31.110 (Density Bonus Agreement and Terms).
- 20 D. Subsections (B), (C), and (D) do not apply to an applicant seeking a density  
21 bonus for a proposed Housing Development if its application was submitted or  
22 processed before January 1, 2015.

23  
24 ~~(Ord. 3960 § 1, 2010)~~

25 **20-31.060 ~~Project specific density bonus~~ State Density Bonus.**

26 The City ~~of Santa Rosa~~ will allow a ~~housing development~~ Housing Development a 35%  
27 maximum density bonus and ~~concessions~~ Concessions or ~~incentives~~ Incentives  
28 meeting all the applicable eligibility requirements of this Chapter ~~according to the~~  
29 ~~following density bonus options.~~ In the event that the minimum requirements for  
30 granting a density bonus ~~units~~ or the number of applicable ~~concessions~~ Concessions or  
31 ~~incentives~~ Incentives as set forth in ~~California Government Code~~ California  
32 Government Code Section 65915 ~~is~~ are amended ~~or modified~~ after the adoption of this  
33 Chapter by the City, then the lowest minimum requirements shall apply.

- 34 A. ~~Density bonus for very~~ Very low-income households. If ~~a housing developer an~~  
35 Applicant elects to construct units for very low-income households, including  
36 Specialized Housing as defined in Section 20-31.050.A.5 (Eligibility Criteria for  
37 Density Bonus). the development shall be entitled to the following density bonus  
38 calculation:  
39

Very Low-Income	Density	Incentives or
-----------------	---------	---------------



Unit Percentage	Bonus*	Concessions
5%	20%	1
6%	22.5%	1
7%	25%	1
8%	27.5%	1
9%	30%	1
10%	32.5%	2
11%	35%	2
<u>12% - 14%</u>	<u>35%</u>	<u>2</u>
15%	35%	3

\* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

- B. Density bonus for low income households. If a housing developer an Applicant elects to construct units for low income households, the housing development Housing Development shall be entitled to the following density bonus calculation:

Low Income Unit Percentage	Density Bonus*	Incentives or Concessions
10%	20%	1
11%	21.5%	1
12%	23%	1
13%	24.5%	1
14%	26%	1
15%	27.5%	1
<u>16%</u>	<u>29%</u>	<u>1</u>
17%	30.5%	1
18%	32%	1
19%	33.5%	1
20%	35%	2
<u>21% - 29%</u>	<u>35%</u>	<u>2</u>
30%	35%	3

\* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

- C. Moderate income units in a Common Interest Development. If an Applicant elects to construct units for moderate income households, the development shall be entitled to the following density bonus calculation:

<u>Moderate Income Units Percentage</u>	<u>Density Bonus*</u>	<u>Incentives or Concessions</u>
<u>10%</u>	<u>5%</u>	<u>1</u>
<u>11%</u>	<u>6%</u>	<u>1</u>
<u>12%</u>	<u>7%</u>	<u>1</u>
<u>13%</u>	<u>8%</u>	<u>1</u>
<u>14%</u>	<u>9%</u>	<u>1</u>
<u>15%</u>	<u>10%</u>	<u>1</u>
<u>16%</u>	<u>11%</u>	<u>1</u>
<u>17%</u>	<u>12%</u>	<u>1</u>
<u>18%</u>	<u>13%</u>	<u>1</u>
<u>19%</u>	<u>14%</u>	<u>1</u>
<u>20%</u>	<u>15%</u>	<u>2</u>
<u>21%</u>	<u>16%</u>	<u>2</u>
<u>22%</u>	<u>17%</u>	<u>2</u>
<u>23%</u>	<u>18%</u>	<u>2</u>
<u>24%</u>	<u>19%</u>	<u>2</u>
<u>25%</u>	<u>20%</u>	<u>2</u>
<u>26%</u>	<u>21%</u>	<u>2</u>
<u>27%</u>	<u>22%</u>	<u>2</u>
<u>28%</u>	<u>23%</u>	<u>2</u>
<u>29%</u>	<u>24%</u>	<u>2</u>
<u>30%</u>	<u>25%</u>	<u>3</u>
<u>31%</u>	<u>26%</u>	<u>3</u>
<u>32%</u>	<u>27%</u>	<u>3</u>
<u>33%</u>	<u>28%</u>	<u>3</u>
<u>34%</u>	<u>29%</u>	<u>3</u>
<u>35%</u>	<u>30%</u>	<u>3</u>
<u>36%</u>	<u>31%</u>	<u>3</u>
<u>37%</u>	<u>32%</u>	<u>3</u>
<u>38%</u>	<u>33%</u>	<u>3</u>
<u>39%</u>	<u>34%</u>	<u>3</u>
<u>40%</u>	<u>35%</u>	<u>3</u>

\* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

~~C.D.~~ Senior housing. If ~~a housing developer~~ an Applicant elects to construct a ~~senior citizen housing development~~ Senior Citizen Housing Development, the density bonus shall be 20 percent of the total number of allowed housing units without the density bonus.

~~D. Moderate income units in condominiums and planned developments. If a housing developer elects to construct units for moderate income households, the~~

development shall be entitled to the following density bonus calculation:

Moderate Income Units- Percentage	Density- Bonus*	Incentives or Concessions
10%	5%	1
11%	6%	1
12%	7%	1
13%	8%	1
14%	9%	1
15%	10%	1
16%	11%	1
17%	12%	1
18%	13%	1
19%	14%	1
20%	15%	2
21%	16%	2
22%	17%	2
23%	18%	2
24%	19%	2
25%	20%	2
26%	21%	2
27%	22%	2
28%	23%	2
30%	25%	3
31%	26%	3
32%	27%	3
33%	28%	3
34%	29%	3
35%	30%	3
36%	31%	3
37%	32%	3
38%	33%	3
39%	34%	3
40%	35%	3

\* The allowed increase is the percentage over the total number of units that would be allowed without a density bonus.

- E. Density bonus for land donation. When an applicant for a tentative map, parcel map, or other residential development approval Housing Development donates at least one acre of land or enough land to develop 40 dwelling units, then the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for density bonus on the entire housing-

developmentHousing Development site as follows:

Land Donation	
Percentage Very Low-Income Units	Percentage Density Bonus
10%	15%
11%	16%
12%	17%
13%	18%
14%	19%
15%	20%
16%	21%
17%	22%
18%	23%
19%	24%
20%	25%
21%	26%
22%	27%
23%	28%
24%	29%
25%	30%
26%	31%
27%	32%
28%	33%
29%	34%
30%	35%

1. Nothing in this ~~subsection~~Subsection shall be construed to enlarge or diminish the authority of the City to require ~~a developer~~an Applicant to donate land as a condition of development.
2. The density bonus for land dedication shall be in addition to any density bonus earned pursuant to this Section ~~20-31.060~~ and up to a maximum combined increase of 35 percent.
3. An applicant with a land donation shall be eligible for the increased density bonus if all ~~of~~ the following conditions are met:
  - a. The applicant donates and transfers the land to the City no later than the date of approval ~~of~~by the City of the ~~final subdivision map, parcel map, or housing development~~planning entitlement application for the proposed ~~housing development~~Housing Development seeking the density bonus.

- 1 b. The developable acreage and zoning classification of the land being  
2 transferred are sufficient to permit construction of units affordable to very low-  
3 income households in an amount not less than 10 percent of the number of  
4 residential units of the proposed ~~housing development seeking the density~~  
5 ~~bonus~~Housing Development seeking the density bonus. The minimum unit  
6 size for the units to be accommodated on the donated land shall be  
7 consistent with the minimum required for an efficiency unit as defined in  
8 California Health and Safety Code Section 17958.1.
- 9 c. The land proposed to be donated to the City:
- 10 (1) Has the appropriate General Plan Land Use Designation and is  
11 appropriately zoned for development at the density described in  
12 paragraph (3) of ~~subsection~~Subsection (c) of California Government  
13 Code Section 65583.2; and
- 14 (2) Is or will be served by adequate public facilities and infrastructures; and
- 15 (3) Is donated no later than the date of approval of the final subdivision map,  
16 parcel map or ~~housing development~~Housing Development application  
17 seeking a density bonus and has all-~~of~~ the permits and approvals, other  
18 than building permits, necessary for the development of the very low-  
19 income housing units on the transferred land; and
- 20 (4) Is transferred to the City or an Applicant for a ~~housing developer~~Housing  
21 Development approved by the City; and
- 22 (5) Shall be within the boundary of the proposed development or within one-  
23 quarter mile of the boundary of the proposed development; and
- 24 (6) Must have a proposed source of funding for the very low-income units  
25 prior to the approval of the final subdivision map, parcel map or ~~housing-~~  
26 ~~development~~Housing Development application seeking the density  
27 bonus.
- 28 d. The transferred land and the affordable housing units shall be subject to a  
29 deed restriction, which shall be recorded on the property upon dedication,  
30 ensuring continued affordability of units for at least ~~30~~55 years from the date  
31 of occupancy.
- 32 e. The density bonus available for land donation to an eligible project must be  
33 consistent with the following schedule:

<u>Land Donation</u>	
<u>Percentage of Proposed Dwelling Units in the Housing Development to be Very Low-Income Units and Accommodated on the Donated Land</u>	<u>Percentage Density Bonus</u>
<u>10%</u>	<u>15%</u>
<u>11%</u>	<u>16%</u>
<u>12%</u>	<u>17%</u>
<u>13%</u>	<u>18%</u>
<u>14%</u>	<u>19%</u>



<u>15%</u>	<u>20%</u>
<u>16%</u>	<u>21%</u>
<u>17%</u>	<u>22%</u>
<u>18%</u>	<u>23%</u>
<u>19%</u>	<u>24%</u>
<u>20%</u>	<u>25%</u>
<u>21%</u>	<u>26%</u>
<u>22%</u>	<u>27%</u>
<u>23%</u>	<u>28%</u>
<u>24%</u>	<u>29%</u>
<u>25%</u>	<u>30%</u>
<u>26%</u>	<u>31%</u>
<u>27%</u>	<u>32%</u>
<u>28%</u>	<u>33%</u>
<u>29%</u>	<u>34%</u>
<u>30%</u>	<u>35%</u>

F. Condominium conversions. Density bonus for condominium conversion, shall be considered and approved in accordance with Section 65915.5 of the [California Government Code](#) for specifications.

G. Student Housing. For Housing Developments that meet the eligibility criteria established for a student housing Development in Section 20-31.050.A.8, the Density Bonus shall be 35 percent of the Student Housing units.

### **EXAMPLE: State Density Bonus Calculation**

An applicant for a rental Housing Development is seeking to build 69 units on a 1.7-acre site that is eligible for a State density bonus:

#### 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 30 du/acre = 51 units ("Base Project")
Density Desired:	69 units ÷ 1.7 acres = 40.59 du/acre
Density Bonus Desired:	(40.59 ÷ 30) – 1) = 35%

#### 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

(Ord. 3960 § 1, 2010)

### **20-31.070 Supplemental Density Bonus.**

This Section outlines the eligibility requirements for Supplemental Density Bonuses in excess of the State density bonus (i.e. California Government Code Section 65915). An eligible project may qualify for a Supplemental Density Bonus of up to but not greater than 100 percent above the maximum residential density permitted in the applicable Land Use Designation pursuant to the provisions in this Section.

A. Duration of Supplemental Density Bonus. Five years after the effective date of this Section, or \_\_\_\_\_, whichever is sooner, the Department shall schedule a review by the City Council to consider the impacts of the supplemental density bonus provisions contained in this Chapter and examine the cumulative effects of said provisions on the city's housing supply and its capacity to accommodate additional housing. At that time, the Council will determine whether or not to continue with the supplemental density bonus program.

B. Relationship to State Density Bonus. Affordable housing provided to establish eligibility for a Supplemental Density Bonus shall be calculated on the "Base Project", not including State Density Bonus Units granted pursuant to this Chapter and California Government Code Section 65915. The affordable housing units used to generate Eligibility Points toward a supplemental bonus shall be in addition to affordable housing provided to establish eligibility for a State density bonus.

C. Eligible Locations. A project that receives the maximum 35 percent State Density Bonus is eligible for a Supplemental Density Bonus of 25 to 65 percent above the State Density Bonus if it is:

1. located within the ~~North Station Specific Plan or~~ Downtown Station Area Specific Plan or North Santa Rosa Station Area Specific Plan, and

2. the project site is designated one of the following General Plan Land Use Designations:

- (1) Medium-Low Density Residential (see note below)
- (2) Medium Residential (see note below)
- (3) Medium-High Residential (see note below)
- (4) Retail/Medium Residential (see note below)
- (5) Office (see note below)
- (6) Office/Medium residential (see note below)
- (7) Business Park (see note below)
- (8) Light Industrial/Medium Residential (see note below)
- (9) Transit Village Medium
- (10) Transit Village Mixed Use
- (11) Retail & Business Services

Note: Housing Projects on sites with these Land Use Designations are not eligible for a supplemental bonus if the site is inside a Historic Preservation District. This restriction does not apply to the Transit Village Medium, Transit Village Mixed Use, and Retail & Business Services Land Use Designations.

D. Supplemental Bonus Amount. Table 3.10 lists the maximum Supplemental Density Bonus available to an eligible project in the applicable Land Use Designations, depending on the proximity of the property to a Major Transit Stop or School Facility, or if the property is a designated General Plan Housing Opportunity Site.

**Table 3.10: Maximum Supplemental Density Bonus**

	Maximum Supplemental Density Bonus for a Project in a Station Specific Plan, on Eligible Land Use Designations pursuant to this Section <sup>1</sup> , and Located:					
	In an eligible Land Use only (A) <sup>2</sup>	(A) and ½ Mile to Major Transit Stop (B) <sup>3</sup>	(A) and ½ Mile to a School Facility (C) <sup>3</sup>	All of (A), (B) and (C)	In Medium-Low Density Land Use and (B) and (C) <sup>2</sup>	On a Housing Opportunity Site
Supplemental Bonus Amount	25% <sup>2</sup>	45%	45%	65%	25%	65%
Total Bonus (with 35% State Density Bonus)	60% <sup>2</sup>	80%	80%	100%	60%	100%

Notes:

- (1) Pursuant to Subsection 20-31.070.C.2, within Historic Preservation Districts, only the Retail and Business Services, Transit Village Medium, and Transit Village Mixed Use Land Use Designations are eligible for a supplemental density bonus pursuant to this table.
- (2) Properties in the Medium-Low Density General Plan Land Use that are not located both within ½ Mile of a Major Transit Stop and School Facility are not eligible for a Supplemental Density Bonus.
- (3) Distances to a Major Transit Stop or a School Facility shall be measured as the shortest distance from the edge of the property boundaries of the project and facility.

E. Eligibility Points. The requirements to establish eligibility for a Supplemental Density Bonus are based on Eligibility Points, which are calculated using the following formula:

$$\left( \frac{\text{Percent Bonus Requested above 35\%}}{\text{Max Supplemental Bonus (see Table 3.10)}} \right) \times 100 \\ = \text{Eligibility Points (rounded to the next multiple of 5)}$$

**EXAMPLE: Eligibility Point Calculation**

A housing project located on a Housing Opportunity Site within a Station Specific Plan that is seeking a 40% supplemental bonus above the State density bonus maximum of 35% would require the following Eligibility Points:

$$\left( \frac{40\%}{65\%} \right) \times 100 = 0.62 \times 100 = 65 \text{ points}$$

F. Affordable Housing. At least 60 percent of the project's Eligibility Point requirement shall be fulfilled by providing affordable housing units on-site, based on a percentage of Base Project units, in compliance with Table 3-11.

G. Rental Projects. Rental projects shall meet the affordable housing requirement by providing affordable housing units on-site at a mix of income levels as prescribed in Table 3-11.

H. 100% Affordable Projects. Rental projects in which all proposed units will be affordable to very low- or low-income households shall not be required to provide affordable housing units at each of the income levels shown in Table 3-11 to generate Eligibility Points; these projects may provide all the required number of units at a single income level at the request of the Applicant. Affordable housing projects wherein 100% of the Affordable Housing units are moderate-income housing units shall provide units at a mix of income levels in compliance with Table 3-11.

I. Specialized Housing. Instead of providing Affordable Housing units across the three identified income levels in Table 3-11, rental projects can earn some or all their required Eligibility Points by including Specialized Housing units at the very low-income level pursuant to the schedule in Table 3-11.

E.J. For-Sale Projects. For-sale projects can earn Eligibility Points by including a percentage of housing units at the moderate-income level pursuant to the schedule in Table 3-11.

**Table 3-11: Eligibility Points Schedule for Supplemental Density Bonuses**

<b>ELIGIBILITY POINTS AWARDED</b>	<b>RENTAL PROJECTS (1): PERCENT OF TOTAL UNITS IN BASE PROJECT REQUIRED BY INCOME:</b>			<b>SPECIALIZED VERY-LOW INCOME HOUSING (1)</b>	<b>FOR-SALE PROJECTS (1): MODERATE INCOME</b>
	<b>VERY LOW INCOME</b>	<b>LOW INCOME</b>	<b>MODERATE INCOME</b>		
5	1.7%	2.6%	3.2%	2.5%	20.5%
10	1.8%	2.8%	3.4%	3.0%	21.0%
15	1.9%	3.0%	3.7%	3.5%	21.5%
20	2.0%	3.2%	3.9%	4.0%	22.0%
25	2.1%	3.3%	4.1%	4.5%	22.5%
30	2.2%	3.5%	4.3%	5.0%	23.0%
35	2.3%	3.7%	4.5%	5.5%	23.5%
40	2.4%	3.9%	4.7%	6.0%	24.0%
45	2.5%	4.0%	4.9%	6.5%	24.5%
50	2.6%	4.2%	5.2%	7.0%	25.0%
55	2.8%	4.4%	5.4%	7.5%	25.5%
60	2.9%	4.6%	5.6%	8.0%	26.0%
65	3.0%	4.7%	5.8%	8.5%	26.5%
70	3.1%	4.9%	6.0%	9.0%	27.0%
75	3.2%	5.1%	6.2%	9.5%	27.5%
80	3.3%	5.3%	6.5%	10.0%	28.0%
85	3.4%	5.4%	6.7%	10.5%	28.5%
90	3.5%	5.6%	6.9%	11.0%	29.0%
95	3.6%	5.8%	7.1%	11.5%	29.5%
100	3.7%	6.0%	7.3%	12.0%	30.0%

If the calculation for the required number of units at each income level results in a fractional number, the required number of units shall be rounded up to the next whole number.

K. Community Benefits. No more than 40 percent of the Eligibility Points required for a project may be earned through the provision of community benefits in accordance with Table 3-12.

**Table 3-12: Community Benefits and Eligibility Points**

<b>COMMUNITY BENEFIT</b>	<b>POINT CALCULATION</b>	<b>NOTES</b>
Public Open Space, either option A or B:	A: For projects seeking 20 pts or less, 4 pts. per 1% of site area or 1,000 sf, whichever is greater. For projects seeking 21-30 pts: 3 pts. per 1% of site area or 1,500 sf, whichever is greater.	The landscape design must comply with applicable provisions of the Santa Rosa Design Guidelines and/or other applicable guidelines.



	<u>For projects seeking 31-40 pts, 2.5 pts. per 1% of site area or 2,000 sf, whichever is greater.</u> <u>B: 10 pts per 1% of project construction valuation contributed to Park Impact Fee, up to 40 pts.</u>	<u>and be approved as part of design review for the project.</u> <u>The open space must be publicly accessible at all times. Provisions must be made for operation and maintenance in perpetuity</u>
<u>Historic or Landmark Preservation</u>	<u>10 pts per 1% of project construction valuation contributed toward rehabilitating or improving a landmark property up to 40 pts.</u>	<u>If the landmark property is not owned by the project applicant, a joint rehabilitation/improvement agreement must be submitted with the landmark property owner.</u>
<u>Infrastructure/Capital Improvement</u>	<u>10 pts per 1% of project construction valuation contributed to Capital Facilities/Utilities Impact Fee up to 40 pts.</u>	
<u>Family-sized rental units</u>	<u>5 pts. per each 8% of the project's Affordable Housing units with three or more bedrooms up to 40 pts.</u>	<u>Round up to the next whole number of units when calculating the share of family-sized units.</u>
<u>Innovative Community Benefit</u>	<u>The Council may approve an innovative community benefit and grant points on a schedule of 10 pts. per 1% of project construction valuation paid toward the proposed innovative benefit, up to 40 pts.</u>	<u>The benefit must be significant and substantially beyond normal requirements.</u>

1  
2

### **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:

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

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

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

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

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

L. Findings. To approve a Minor Conditional Use Permit for a Supplemental Density Bonus, as prescribed in this Chapter, the following findings must be made in addition to the findings required by Chapter 20-52:

1. For projects in all eligible Land Use Designations:

- a. The proposed project will generate a sufficient number of Eligibility Points by providing at least 60% of all required Eligibility Points through affordable housing pursuant to Table 3-11, and that the remaining 40% are provided through additional affordable housing pursuant to Table 3-11 or through community benefits pursuant to Table 3-12 as outlined in this Section.

1 b. The proposed community benefits for the project are significant and clearly  
2 beyond what would otherwise be required for the project under applicable  
3 code provisions, conditions of approval, and/or environmental review  
4 mitigation measures.

5 c. That the proposed community benefits for the project are acceptable and  
6 appropriate for the project, and will provide tangible benefits to the  
7 community.

8 2. For projects requesting approval of an innovative community benefit, the review  
9 authority shall evaluate the innovative benefit against the following findings and  
10 provide a recommendation to the Council for consideration:

11 a. The proposed innovative community benefit is consistent with, or otherwise  
12 furtheres the policies of the General Plan and any applicable Specific Plan or  
13 Area Plan.

14 b. The proposed innovative community benefit will be accessible to the public.

15 c. The proposed innovative community benefit is significant and clearly beyond  
16 what would otherwise be required for the project under applicable code  
17 provisions, conditions of approval, and/or environmental review mitigation  
18 measures.

19 M. Standard Conditions of Approval. The following conditions of approval shall apply to  
20 all Supplemental Density Bonus projects:

21 1. No community benefit for which a bonus has been granted may be eliminated or  
22 reduced in size without the approval of the review authority. To grant such  
23 approval, the review authority must find that there is a corresponding reduction in  
24 intensity, height, and/or density, a substitution of an equivalent community  
25 benefit, or a combination of the two.

26 2. Before a Certificate of Occupancy is issued for a project, the applicant shall  
27 certify to the Director that the Eligibility Points upon which the project's residential  
28 density bonus were based have been achieved. If the number of Eligibility Points  
29 achieved by the completed project is less than required, the applicant shall  
30 contribute one-tenth of one percent (0.1%) of construction valuation per point of  
31 shortfall to the city's affordable housing fund administered by the Santa Rosa  
32 Housing Authority through the Santa Rosa Housing Trust. Such contribution shall  
33 be made before a Certificate of Occupancy is issued.

34 **20-31.070-080 Child Care Facility Density Bonus.**

35 ~~A. A housing development~~Housing Development meeting the requirements of  
36 Sections ~~20-31.050 and 20-31.060~~ and including a ~~e~~Child ~~e~~Care ~~f~~Facility that will  
37 be located on the ~~premises of, as part of, or adjacent to, such a housing~~  
38 ~~development~~same site, shall receive either of the ~~following~~:

1. ~~An~~following: An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the ~~child-care facility~~Child Care Facility, such that the bonus square footage shall not exceed:

a. Existing Structures: a maximum of five square feet of floor area for each one square foot of floor area contained in the Child Care Facility for projects involving existing structures;

b. New Structures: a maximum of 10 square feet of floor area for each one square foot of floor area contained in the Child Care Facility for projects involving new structures.

2. An additional ~~incentive~~Incentive or ~~concession~~Concession that contributes significantly to the economic feasibility of the construction of the Child Care Facility.

B. For purposes of calculating the density bonus under this Section, both indoor and outdoor square footage requirements for the Child Care Facility as set forth in applicable State child care facility licensing requirements shall be included in the floor area of the Child Care Facility.

B.C. When a ~~housing development~~Housing Development is providing a ~~child-care facility~~Child Care Facility consistent with the ~~ordinance~~Code codified in this Chapter, then ~~the~~pursuant to California Government Code Section 65915(h)(2), the project conditions of approval shall require that:

1. The ~~child-care facility~~Child Care Facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the ~~A~~affordable Housing units are required to remain affordable; and

2. Of the children who attend the ~~child-care facility~~Child Care Facility, the percentage of children of ~~very low-lower- or moderate-~~income households, ~~lower income households, or persons or families of moderate income~~ shall equal a percentage that is ~~be~~ equal to or greater than the percentage of ~~a~~affordable Housing uUnits that are required to establish eligibility for a density bonus pursuant to Section- 20-31.050 (Eligibility Criteria for Density Bonus).

~~C.~~

B.E. The City shall not be required to provide a density bonus or ~~incentive~~Incentive or ~~concession~~Concession for a ~~child-care facility~~Child Care Facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities. (~~Ord. 3960 § 1, 2010~~)

**20-31.080-090 Available Incentives and Concessions.**

1 In addition to the applicable density bonus described above, an applicant may request  
2 Incentives or Concessions in connection with its application for a density bonus in  
3 accordance with the density bonus calculation set forth in Section 20-31.060 (State  
4 Density Bonus).

5  
6 A. An Incentive or Concession may mean:

- 7 1. A reduction in the site development standards or a modification of Zoning Code  
8 requirements.
- 9 2. Approval of mixed-use development in conjunction with the proposed Housing  
10 Development if the nonresidential land uses will reduce the cost of the proposed  
11 Housing Development, and the nonresidential land uses are compatible with the  
12 proposed Housing Development and surrounding development;
- 13 3. Other regulatory Incentives or Concessions proposed by the applicant or that the  
14 City determines will result in identifiable, financially sufficient, and actual cost  
15 reductions.

16 B. The City shall grant Incentive(s) or Concession(s) requested by the applicant unless  
17 the City can make a written finding, based upon the substantial evidence, of any of  
18 the following:

- 19 1. The Concession or Incentive does not result in identifiable and actual cost  
20 reductions, as defined in California Government Code Section 65915, to provide  
21 for affordable housing costs or for rents for the targeted units as specified in  
22 Section 20-31.060 (State Density Bonus).
- 23 2. The Concession or Incentive would have a specific, adverse impact, as defined  
24 in paragraph (2) of subdivision (d) of California Government Code Section  
25 65589.5 or Section 20-31.020 (Definitions), upon public health and safety or the  
26 physical environment or on any real property that is listed in the California  
27 Register of Historical Resources and for which there is no feasible method to  
28 satisfactorily mitigate or avoid the specific, adverse impact without rendering the  
29 development unaffordable to low-income and moderate-income households.
- 30 3. The Incentive or Concession would be contrary to State or Federal law.

31 C. To streamline the approval of density bonus projects, the following Concessions or  
32 Incentives shall be considered pre-approved by the City. No supporting evidence is  
33 required to establish that pre-approved Concessions result in identifiable and actual  
34 cost reductions, as defined in California Government Code Section 65915, to  
35 provide for affordable housing costs or for rents for the targeted units as specified in  
36 Section 20-31.060 (State Density Bonus). The City may deny a pre-approved  
37 Concession or Incentive pursuant to the provisions of Subsection (B). A pre-  
38 approved Concession or Incentive may be requested only once; additional requests  
39 for the same Incentive or Concessions, or a request for a greater Incentive or  
40 Concession than those stated below, may require supporting evidence that the  
41 Incentive over and above those stated below would result in identifiable and actual  
42 cost reductions to offset the cost of affordable housing in the project.

- 43 1. Setback Reduction. A setback reduction of up to 25%, but not to be less than  
44 20% below the average of the developed lots on the same block face.



2. Auto Parking. Up to 50% reduction where State Density Bonus Law reduced parking ratios are not already applied. This Incentive or Concession does not apply on rights-of-way with narrow travel lane widths where on-street parking could impair emergency access at the determination of the Director in consultation with emergency services providers.
3. Lot Coverage. Increase in allowable lot coverage by up to 10% of lot area.
4. Building Height. Increase of the larger of up to 12 feet or 10% beyond current maximum permitted. If this pre-approved Concession is utilized, all floors above two stories in the development, not only additional stories that result from a density bonus, shall be stepped back a minimum of 6 feet from the story below.

## **20-31.090-100 General Provisions for Density Bonuses and Incentives/Concessions.**

- A. ~~An affordable unit provided in order to be eligible under this Chapter shall also be considered an allocated unit under the City's Housing Allocation Plan provided it also meets the definition of an allocated unit in the Housing Allocation Plan.~~ Relationship to Housing Allocation Plan. An Affordable Housing unit provided in order to be eligible under this Chapter shall also be considered an Allocated Unit as defined in Section 21-02.060 (Relationship to density bonus provisions) of the City's Housing Allocation Plan.
- B. Density Bonus Calculation. All density bonus calculations resulting in fractional units shall be rounded up to the next whole number.
- C. Relationship to Existing Plans and Regulations. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, zoning change, or other discretionary approval.
- D. Residential Density Calculation. Where a Housing Development is permitted in a Land Use Designation that does not provide a residential density allowance, the bonus shall be calculated in reference to the residential density allowance designated in the Zoning Code. For projects located within General Plan Land Use Designations and Zoning Districts where no applicable maximum residential density is defined, the density bonus shall be calculated based on the maximum number of units that are proposed within a "Base Project" that substantially conforms to General Plan policies and all applicable development standards established for the underlying Zoning District.
- E. Multiple Density Bonus Designations.
  1. If a portion of the lot or lots associated with the Housing Development site qualify for two (2) or more maximum density bonus designations, the applicable density bonus shall apply to each portion of the lot(s), except that the larger density bonus may be applied to the entire lot(s) subject to the following two conditions:
    - a. At least fifty percent (50%) of the lot area is covered by a larger density bonus; and
    - b. The entire lot could be included in the larger density bonus by shifting the

1 density bonus boundary by less than fifty feet (50') measured perpendicularly  
2 from the existing boundary at any point.

- 3 2. If Subsection D does not apply, the maximum permissible residential density for  
4 the lot shall be calculated based on the residential densities that apply to each  
5 portion of the lot. However, the resulting dwelling units may be located anywhere  
6 on the lot, subject to applicable height limits, setbacks, and any other  
7 dimensional requirements for each portion of the lot taking into consideration any  
8 and all development Incentives, Concessions, waivers, or reductions that may  
9 apply.

10 D.F. State parking reduction. Per California Government Code Section 65915(p)1,  
11 Upon request by the Applicant, the City shall not require the a proposed  
12 Housing Development that is eligible for a density bonus pursuant to this Chapter to  
13 provide a more than the following parking ratiosparking ratio, including handicapped-  
14 and guest parking, that exceeds the following:

- 15 • Zero to one bedrooms: one onsite parking space.
- 16 • Two to three bedrooms: two onsite parking spaces.
- 17 • Four and more bedrooms: two and one-half parking spaces.

18 Lower parking ratios apply to the following projects:

- 19 • Rental or for sale projects with at least 11% very low income or 20% lower  
20 income units, and within one-half mile of an accessible major transit stop:  
21 0.5 spaces per bedroom.
- 22 • Rental projects which are 100% affordable to lower income households,  
23 and within one-half mile of an accessible major transit stop: 0.5 spaces  
24 per unit.
- 25 • rental senior projects which are 100% affordable to lower income  
26 households, and have paratransit service or are within one-half mile of  
27 accessible fixed bus route service operating at least eight times per day.
- 28 • 0.3 spaces per unit for rental special needs projects which are 100%  
29 affordable to lower income households and have paratransit service or are  
30 within one-half mile of accessible fixed bus route service operating at least  
31 eight times per day.

- 32 1. The reduced parking requirements established in this Subsection shall apply only  
33 at the request of the Applicant. An applicant may request parking Incentives or  
34 Concessions beyond those provided in this Subsection as outlined in Section 20-  
35 31.090 (Available Incentives and Concessions). A request for reduced parking  
36 requirements pursuant to this Subsection shall neither reduce nor increase the  
37 number of Incentives or Concessions to which the applicant is entitled.
- 38 2. If the City or an independent consultant has conducted a citywide parking study  
39 in the last seven years, the City may impose a lower vehicular parking  
40 requirement than described in this Subsection based upon substantial evidence

1 in the parking study, that includes, but is not limited to, an analysis of parking  
2 availability, differing levels of transit access, walkability access to transit services,  
3 the potential for shared parking, the effect of parking requirements on the cost of  
4 market-rate and subsidized developments, and the lower rates of car ownership  
5 for low-income and very low-income individuals, including seniors and special  
6 needs individuals. The City shall pay the costs of any new study and make the  
7 findings consistent with this Subsection to support a reduced parking  
8 requirement.

9 4.3. If the total number of parking spaces required for the proposed Housing  
10 Development is other than a whole number, the number shall be rounded up to  
11 the next whole number. For purposes of this Subsection, a development may  
12 provide onsite parking through tandem parking or uncovered parking, but not  
13 through on-street parking.

14 G. Waiver or Reduction of Development Standard. The City shall not apply any  
15 development standard that would have the effect of precluding the construction of a  
16 proposed ~~housing development~~Housing Development meeting the requirements of  
17 Section 20.31.060 at the densities or with the ~~incentives~~Incentives permitted by this  
18 Chapter. An applicant may submit with its application to the City a proposal for the  
19 waiver or reduction of development standards. A waiver or reduction of development  
20 standards, the application of which would physically preclude the development, shall  
21 not reduce nor increase the number of ~~incentives~~Incentives or  
22 ~~concessions~~Concessions being requested. Nothing in this ~~subsection~~Subsection,  
23 however, shall be interpreted to require the City to waive or reduce development  
24 standards if the waiver or reduction would have a specific adverse impact, as  
25 defined in paragraph (2) of subdivision (d) of Section 65589.5 of the  
26 California Government Code, upon public health and safety or the physical  
27 environment or on any real property that is listed in the California Register of  
28 Historical Resources and for which the City determines there is no feasible method  
29 to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the  
30 applicant shall be required to prove that the waiver or modification ~~is~~  
31 necessary results in identifiable and actual cost reductions to make the provide for  
32 affordable units economically feasible housing costs.

33 H. Location and design of affordable housing. ~~The location of the affordable units within~~  
34 ~~the housing development may be at the discretion of the developer. However, the~~  
35 ~~affordable units shall.~~ To encourage the integration of market rate and affordable  
36 housing units in mixed-income developments, the location and design of affordable  
37 housing units are subject to the following limitations:-

- 38 1. Be constructed at the same time as the market units are constructed;
- 39 2. Affordable housing units shall be dispersed throughout the development such  
40 that:
  - 41 a. No more than 50% of the proposed affordable housing units are consolidated  
42 into one structure in developments with several multi-unit structures, and

1 b. No more than 20% of affordable housing units in a single multi-unit structure  
2 may be consolidated into a distinct section (e.g. in one distinct location within  
3 the structure); and

4 c. No more than 20% of the affordable housing units may be consolidated a  
5 distinct and identifiable area within single-family residential subdivisions.  
6

7 Applicants may utilize an available Concession or Incentive for relief from the  
8 dispersion requirements of this Subsection if supporting evidence is provided to  
9 the Director that demonstrates that the provisions of the this Subsection reduce  
10 the financing feasibility of the project. Be reasonably dispersed throughout the  
11 development and/or phases if applicable;

12 ~~3.~~ Be affordable housing units shall be of a similar unit type/size to the overall  
13 Housing dDevelopment; and

14 ~~3.~~  
15 ~~4.~~ The affordable housing units shall be consistent in terms of their exterior design  
16 such as their Be reasonably compatible with the design or use of the remaining  
17 units in terms of appearance, materials and quality of exterior finish.

18 ~~5.4.~~ 20-31.400-110 Density Bonus Agreement and Terms.

19 A. A Density Bonus Housing Agreement must be executed prior to recording any final  
20 map for the underlying property or prior to the issuance of any building permit for the  
21 Housing Development, whichever comes first. The Density Bonus Housing  
22 Agreement shall be binding on all future owners and successors of interests of the  
23 Housing Development.

24 B. The Density Bonus Housing Agreement shall:

- 25 1. Identify the type, size and location of each affordable housing unit required  
26 hereunder;
- 27 2. Identify the term of the agreement, which would define the term of affordability of  
28 the required units;
- 29 3. Require that the affordable housing units be constructed and completed by the  
30 ~~developer~~ Applicant as specified in this Chapter and in accordance with State  
31 law;
- 32 4. Require that each affordable housing unit be kept available only to members of  
33 the identified income group at the maximum affordable rent during the term of the  
34 agreement;
- 35 5. Identify the means by which such continued availability shall be secured and  
36 enforced and the procedures under which the affordable housing units shall be  
37 leased and shall contain such other terms and provisions, the Housing Authority  
38 may require. The agreement, in its form and manner of execution, shall be in a  
39 form able to be recorded with the Sonoma County Recorder;
- 40 6. The Density Bonus Housing Agreement shall be reviewed and approved by the  
41 Executive Director of the City's Housing Authority and the affordability of the  
42 required units shall be monitored for compliance by the Housing Authority staff.

1 The Housing Authority is hereby expressly authorized to act as the City's agent  
2 to enter into the Density Bonus Housing Agreement and subsequent  
3 amendments for the purpose of enforcing the terms of the agreement consistent  
4 with this Chapter.

5 C. Required terms for the continued availability of ~~a~~Affordable Housing units.

- 6 1. Low and very low-income households. ~~An housing developer applicant for a~~  
7 Housing Development providing low and very low-income units in accordance  
8 with this Chapter must continue to restrict those units to low or very low-income  
9 households for a minimum of 55 years or longer term under another ~~R~~regulatory  
10 Agreement from the date of initial occupancy.
- 11 2. Moderate income households. In the case of a Housing Development providing  
12 moderate income units, the initial occupant of the unit must be a person or family  
13 of moderate income.
- 14 a. Upon resale, the seller of the unit shall retain the value of any improvements,  
15 the down payment, and the seller's proportionate share of appreciation. The  
16 local government shall recapture any initial subsidy and its proportionate  
17 share of appreciation; which shall be used within five years for any of the  
18 purposes described in subdivision (e) of Section 33334.2 of the California  
19 Health and Safety Code that promote home ownership. Any recaptured funds  
20 shall be deposited into the Housing Authority Trust Account to be used in  
21 accordance with ~~S~~subsection (e) of Section 33334.2 of the California Health  
22 and Safety Code.