

# DENSITY BONUS & BMR UNIT INFORMATION REQUEST FORM

For developments consisting of 5 or more residential units, or projects seeking the State Density Bonus program.

**State Density Bonus.** Are you applying for the State Density Bonus?  yes  no

## PROJECT DETAILS

1.	<b>Tenure.</b> Are the residential units for rent or ownership?	<input type="checkbox"/> Rent <input type="checkbox"/> Ownership								
2.	<b>Lot Description.</b> What is the total lot size? What is the lot width? Is the site located within ½ mile to a major public transit stop?	_____sf. _____ft. <input type="checkbox"/> yes <input type="checkbox"/> no								
3.	<b>Maximum Base Density.</b> Maximum number of residential units allowed by the General Plan/Zoning Code. <i>Note: If State Density Bonus Program, any calculations resulting in fractional units shall be rounded up to the next whole number.</i>	_____ units _____ du/ac								
4.	<b>Proposed Base Density.</b> Number of residential units proposed, excluding density bonus units.	_____ units								
5.	<b>Density Bonus units.</b> Number of units proposed over Maximum Base Density, if any: Percentage of units proposed over Maximum Base Density, if any: <i>Calculation: Density Bonus Units (Line 5) ÷ Maximum Base Density (Line 3)</i> <i>Note: Percentage is based on what is permitted by State Density Bonus.</i>	_____ units _____% <i>Round to the nearest hundredth: XX.XX</i>								
6.	<b>Total Number of Residential Units in the Proposed Project:</b> <i>Calculation: Proposed Base Density (Line 4) + Density Bonus units (Line 5)</i>	_____ units								
7.	<b>Required BMR units.</b> Total number of below-market-rate (BMR) units required in the proposed project. <i>Note: If utilizing State Density Bonus Program, any calculations resulting in fractional units shall be rounded up to the next whole number. If utilizing City BMR Program only, a fractional fee may be charged for 0.1 to 0.4 BMR units; see Line 10 below.</i> <i>Note: The City requires that at least 15% of proposed base units must be BMR units. For the BMR units for ownership units, 50% must be affordable to Moderate Income households and 50% to Lower Income households. For the BMR units for rental units, 2/3 must be affordable to Lower Income households and 1/3 to Very low income households.</i> <i>Calculation: If utilizing State Density Bonus Program: 15% x proposed base units. If utilizing City BMR Program: 15% x proposed base units.</i> <i>Municipal Code Guidance here:</i> <a href="https://library.qcode.us/lib/south_san_francisco_ca/pub/municipal_code/item/title_20-chapter_20_380-20_380_005">https://library.qcode.us/lib/south_san_francisco_ca/pub/municipal_code/item/title_20-chapter_20_380-20_380_005</a>	_____ <i>Round to the nearest hundredth: XX.XX</i>  _____								
8.	<b>Proposed BMR units.</b> Total number of BMR units proposed.									
9.	<b>Income Level.</b> Proposed amount of BMR units in each income category. Very Low income (50% AMI) households: Low income (80% AMI) households: Moderate income (120% AMI) households: <i>Calculation for percentage: Number of BMR units for each income level (Line 9) ÷ Proposed Base Density (Line 4).</i> <i>Note: Projects proposing ownership units are typically limited to Low or Moderate Income levels.</i>	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center;"><i>Number:</i></td> <td style="text-align: center;"><i>Percentage:</i></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ %</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ %</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____ %</td> </tr> </table> <i>Round percentage to the nearest hundredth.</i>	<i>Number:</i>	<i>Percentage:</i>	_____	_____ %	_____	_____ %	_____	_____ %
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_____	_____ %									
_____	_____ %									
_____	_____ %									
10.	<b>In-lieu Fees.</b> For City BMR program, the proposed amount of <a href="#">in-lieu fees</a> for BMR units, including for fractional units, if any: <i>Note: This is an estimate; the actual fee may vary depending on timing of building permit issuance. This section may not be applicable if Line 7 will be rounded up to the next whole number in Line 8.</i>	\$ _____								

<p>11. <b>Parking.</b></p> <p>Required off-street residential parking spaces under Municipal Code and as applicable through AB 2097.</p> <p><i>Note: For State Density Bonus projects, minimum number of required off-street parking is established per State Density Bonus Section 65915(p). If the total number of parking spaces is a fractional number, the number shall be rounded up to the next whole number.</i></p>	_____
	<p>Number of proposed off-street residential parking spaces:</p>
	<p>Parking ratio used:</p>
<p><i>Check one:</i></p> <p><input type="checkbox"/> SSF Municipal Code</p> <p><input type="checkbox"/> State Density Bonus Section 65915(p)(1)</p> <p><input type="checkbox"/> State Density Bonus Section 65915(p)(2)</p>	

**CONCESSIONS AND INCENTIVES**

Number of concessions requested, if any: \_\_\_\_\_

Number of incentives requested, if any: \_\_\_\_\_

For each requested concession or incentive, provide information explaining how it would result in a cost reduction to provide affordable housing. The City may request additional documentation to verify that the requested concessions and incentives result in a cost reduction to provide affordable housing.

**WAIVERS**

Number of waivers requested, if any: \_\_\_\_\_

Please list the waivers the project is seeking, pursuant to State Density Bonus Law Section 65915(e), and describe how each development standard for which a waiver is sought would preclude construction of the project at the densities or with the concessions or incentives permitted in accordance with Government Code Section 65915.

*The written justification for all requested concessions/incentives and waivers, along with any other information necessary to support the project’s Density Bonus Request, shall be included as a separate document that is attached to this form. State the City’s requirement and project proposal in the document.*