

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.	Tenure. Are the residential units for rent or ownership?	<input type="checkbox"/> Rent <input type="checkbox"/> Ownership								
2.	Lot Description. 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.	Maximum Base Density. 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.	Proposed Base Density. Number of residential units proposed, excluding density bonus units.	_____ units								
5.	Density Bonus units. 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.	Total Number of Residential Units in the Proposed Project: <i>Calculation: Proposed Base Density (Line 4) + Density Bonus units (Line 5)</i>	_____ units								
7.	Required BMR units. 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> https://library.qcode.us/lib/south_san_francisco_ca/pub/municipal_code/item/title_20-chapter_20_380-20_380_005	_____._____ <i>Round to the nearest hundredth: XX.XX</i> _____								
8.	Proposed BMR units. Total number of BMR units proposed.									
9.	Income Level. 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 border="0"> <tr> <td><i>Number:</i></td> <td><i>Percentage:</i></td> </tr> <tr> <td>_____</td> <td>_____ %</td> </tr> <tr> <td>_____</td> <td>_____ %</td> </tr> <tr> <td>_____</td> <td>_____ %</td> </tr> </table> <i>Round percentage to the nearest hundredth.</i>	<i>Number:</i>	<i>Percentage:</i>	_____	_____ %	_____	_____ %	_____	_____ %
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_____	_____ %									
_____	_____ %									
_____	_____ %									
10.	In-lieu Fees. For City BMR program, the proposed amount of in-lieu fees 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>	\$ _____								

11.	Parking.	
	Required off-street residential parking spaces under Municipal Code and as applicable through AB 2097. <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>	_____
	Number of proposed off-street residential parking spaces:	
	Parking ratio used:	<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.