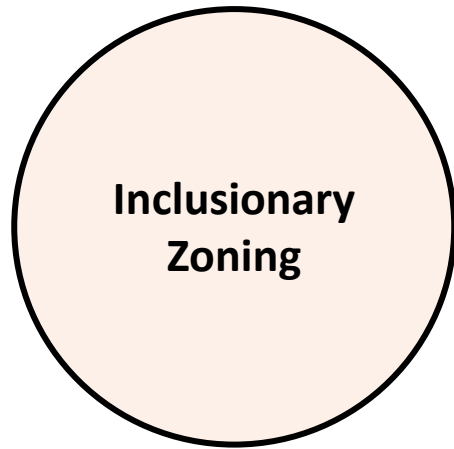


**State
Density
Bonus**

**Community
Benefits
Program**

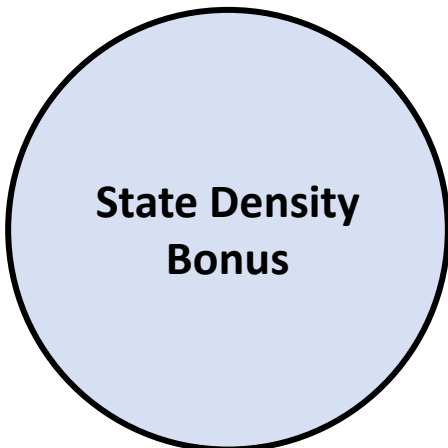
**Inclusionary
Zoning**



- Regulatory requirement to provide income restricted rent or sale units
- Applies in addition to any other standards regulating development
- Community benefits program applies to project
- Applies to project proposing more than 29 units
- Requires 4% restricted units if provided to very low-income households (\leq 50% AMI) or 9% of units if provided to low-income (\leq 80% AMI)
- Requires 9% of units if provided to moderate income (\leq 120% AMI) for ownership

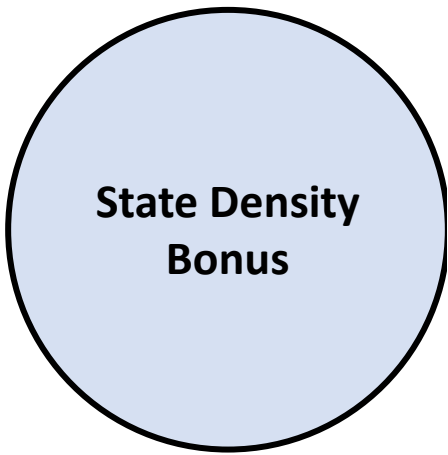


- Community benefit incentive to provide income restricted rent or sale units that proponent may select
- Applies in addition to any other standards regulating development
- Community benefits program applies to project
- Applies to any project regardless of number of units
- Provided either 10% above inclusionary requirement or 100% affordable projects.



**State Density
Bonus**

- Statewide incentive program
- Standards regulating development are waived at the proponent's request
- Community benefits program waived at proponent's discretion as a "concession"
- Applies to project regardless of number of units – generally maximum density/building height would be exceeded.
- Requires minimum of 5% restricted units if provided to very low-income households ($\leq 50\%$ AMI) or 10% of units if provided to low-income ($\leq 80\%$ AMI)
- Requires 10% of units if provided to moderate income ($\leq 120\%$ AMI) for ownership



**State Density
Bonus**

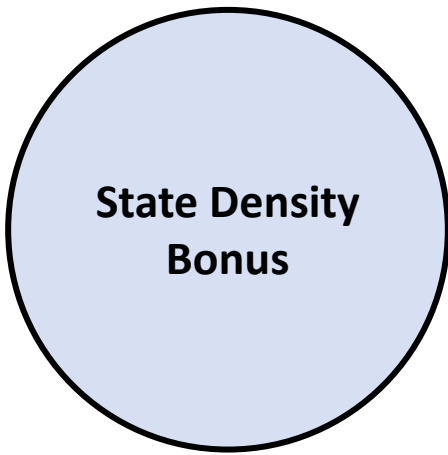
The number of required incentives or concessions is based on the percentage of affordable units in the project:

NO. OF INCENTIVES/ CONCESSIONS	VERY LOW INCOME PERCENTAGE	LOWER INCOME PERCENTAGE	MODERATE INCOME PERCENTAGE
1	5%	10%	10%
2	10%	17%	20%
3	15%	24%	30%
4	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)

City is required to grant concessions unless it can prove it does not result in cost reductions or it creates a health/safety Hazard.

Concessions include impact fees, reduction/elimination of dedication requirements, modification of design requirements, etc...

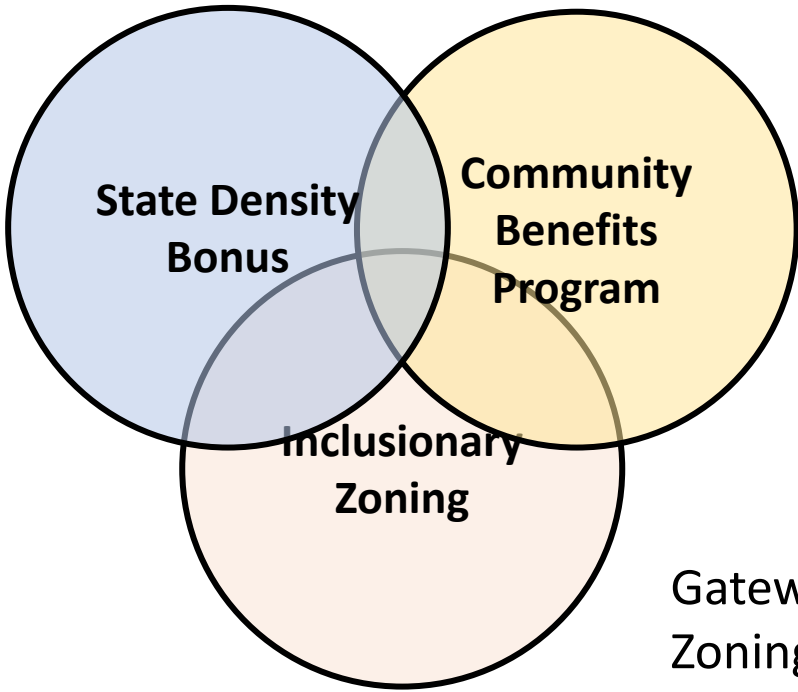
The proponent chooses the concessions



State Density
Bonus

Waivers

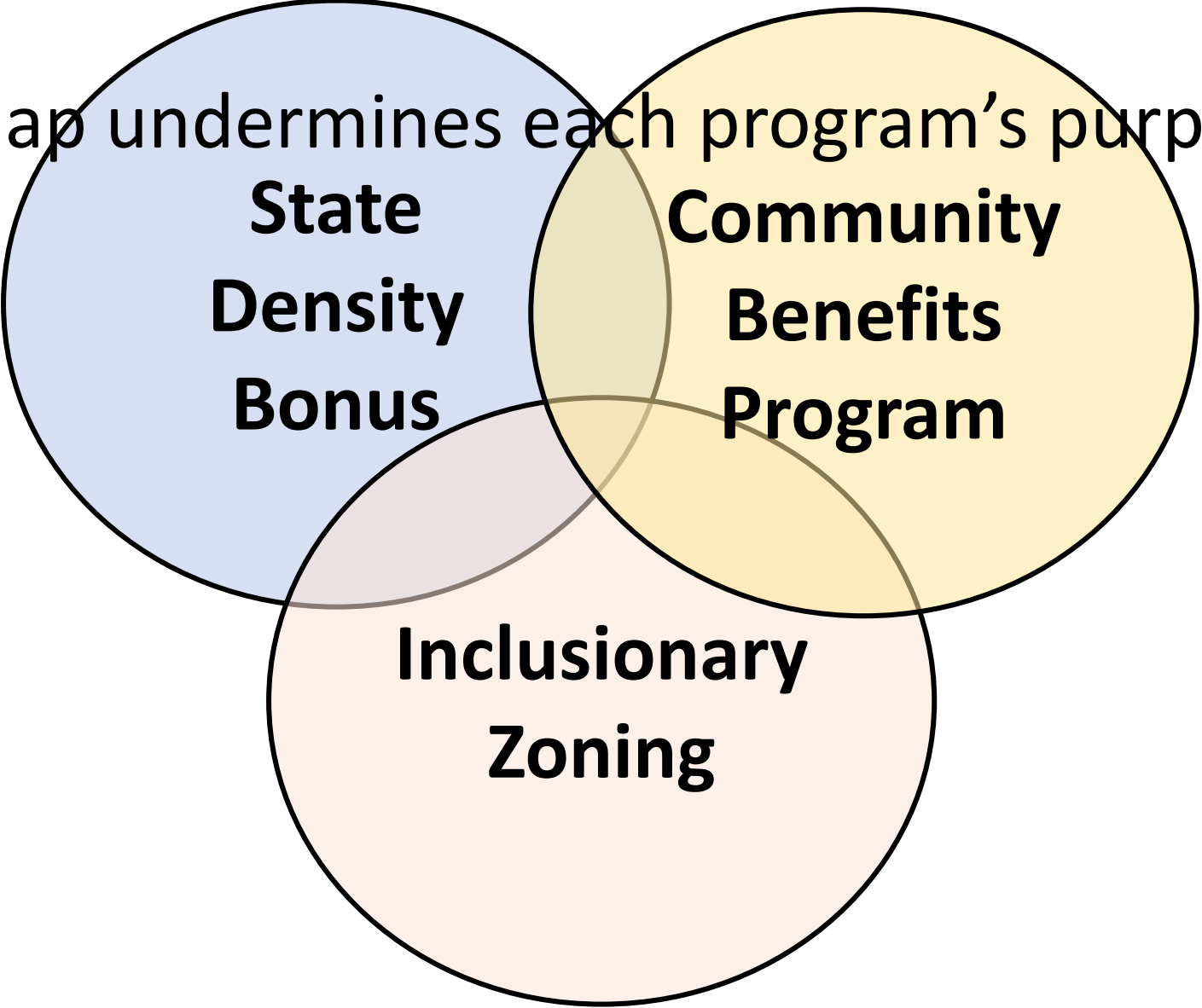
- Developer may choose to waive any development standard
 - Building height, setback, step back, site coverage, design standards, etc...
- No limit to the number of waivers that may be requested



	Threshold	very-low income	low income	moderate income homeownership
Gateway Code Inclusionary Zoning	30 Units	4%	9%	9%
Gateway Code Community Benefits	-	10-14%	10-19%	10-19%
State Density Bonus Law	-	5%	10%	10%

Project proponents will be driven to the Density Bonus provisions and our design standards and community benefits programs are unlikely to be implemented due to waivers and concessions.

Overlap undermines each program's purposes



**State
Density
Bonus**

**Community
Benefits
Program**

**Inclusionary
Zoning**