

# DENSITY BONUS PROGRAM

## Information Sheet

### What is the State Density Bonus Law?

State Density Bonus Law (California Government Code Sections 65915-65918) sets requirements for cities to consider applications for density bonuses, concessions, incentives, waivers, and parking ratios to encourage the construction of affordable housing and housing for certain populations.

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### What is offered under State Density Bonus Law?

#### Density Bonus

*Government Code section 65915(b)*

- Allows the project to exceed the maximum allowable gross residential density typically permitted under the Zoning Ordinance and General Plan
- The project must serve specific populations or provide a percentage of affordable (below-market-rate) units based on the area medium income levels, such as very low, low, or moderate household income
- The number of additional units allowed is based on the percentage of units set as affordable and the income category used to set the rate of the affordable units, per Government Code section 65916(f)



#### Concessions and Incentives

*Government Code section 65915(k)*

- Allows reductions of zoning and development standards or modification of architectural design requirements if the changes will create identifiable cost reductions necessary to meet affordability levels
- Allows approval of mixed-use zoning along with the housing project if the other proposed uses are compatible and will reduce the costs of housing development
- The number of requests allowed is based on the percentage of units to be affordable and the income level used to set the costs

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### What is offered under State Density Bonus Law? (cont.)

#### Waivers

*Government Code section 65915(e)*

- Allows reduction or deletion of any zoning and development standards if they make the construction of a qualifying affordable housing development physically infeasible
- Examples of zoning and development standards include setback requirements, height limitations, and lot coverage requirements
- There is no limit on the number of waivers that can be requested

#### Parking Ratios

*Government Code section 65915(p)*

- Allows for reductions in the minimum number of parking stalls typically required under the Zoning Ordinance or applicable specific plans

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### Is my project eligible for the density bonus program?

Per state law, housing developments that propose five or more units **and** meet at least one of the following requirements, as per Government Code section 65915(b), are eligible:

- Provide a certain percentage of the units at affordable rates based on the area median income
- Senior housing developments
- Age-restricted mobile home parks
- Units designated for low-income students, foster youth, disabled veterans, or unhoused people
- Land meeting specific state requirements that is donated to the city for very low-income housing, per Government Code Section 69515(g)
- Projects that include a child care facility on site or on an adjacent site, as per Government Code Section 69515(h)

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### How do I apply for the density bonus program?

Applications must be submitted to the Community Development Director with the required development application. All applications are subject to preliminary review to determine if the application submittal is complete.

### Application Requirements

*City of Woodland Municipal Code, 15.16*

The applicant must pay all fees required as established by the City Council. All requests must include citations to legal standards and criteria upon which the request is justified. The items listed below are required in addition to the typical submittal requirements for development review:

### Density Bonus

*Government Code section 65915(b)*

- Provide a description of the maximum number of dwelling units allowed under the existing zoning ordinance
- Describe the percentage increase and number of dwelling units requested above the maximum allowable density
- Describe the number and percentage of dwelling units proposed by income level
- Describe any proposed occupancy restrictions, such as restrictions to occupancy by seniors or to special needs tenants, and whether the units are proposed to be offered for sale or for rent
- Describe the method proposed to guarantee the affordability levels, such as deed restrictions

### Commissions and Incentives

*Government Code section 65915(k)*

- Provide a detailed description of the requested concession(s) or incentive(s)
- Show how the incentive or concession would result in identifiable cost reductions necessary to meet the affordability levels required

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### How do I apply for the density bonus program? (cont.)

#### Application Requirements (cont.)

*City of Woodland Municipal Code, 15.16*

The applicant must pay all fees required as established by the City Council. All requests must include citations to legal standards and criteria upon which the request is justified. The items listed below are required in addition to the typical submittal requirements for development review:

#### Waivers

*Government Code section 65915(e)*

- Provide a detailed description of the requested waiver(s)
- Show how the development standards physically prevent the construction of the qualified affordable housing development
- Show that the waiver or reduction would not have a specific adverse impact, as defined in California Government Code Section 65589.5(d)(2), upon health, safety or the physical environment, including proposed mitigation or avoidance measures

#### Parking Ratios

*Government Code section 65915(p)*

- Specify the requested parking ratio
- Provide information on the number of dwelling units and number of bedrooms in each unit
- If the application requests parking ratios per California Government Code Section 65915(p)(2) or (3), provide evidence that the proposal meets the criteria in those sections

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### Where can I get more information?

Contact staff for more information

**Email:** [CDD-planners@cityofwoodland.gov](mailto:CDD-planners@cityofwoodland.gov)

**Phone:** (530) 661-5913