

# DENSITY BONUS APPLICATION

The City's Affordable Housing Density Bonus Program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code. See also the City's Density Bonus Ordinance in [Chapter 20.190](#) of the Zoning Code.

**For questions:** Speak with a City Planner at **408-535-3555**; see phone service hours at [www.sanjoseca.gov/Planning](http://www.sanjoseca.gov/Planning).

Para información en español, comuníquese con un Planificador de la ciudad al **408-793-4100**

Để được hỗ trợ, nói chuyện với Người lập kế hoạch thành phố tại **408-793-4305**.

## INSTRUCTIONS

As directed by a City Planner, complete this form and submit it with your [Development/Use Permit Application](#).

## APPLICATION PACKAGE

**HOW TO SUBMIT.** Follow submittal instructions for [Development/Use Permit Application](#).

**WHAT TO SUBMIT.** With your Development/Use Application package, please include:

- This completed [DENISTY BONUS APPLICATION](#).
- VICINITY MAP **See Sheet 2.0**
- PRELIMINARY SITE PLAN. Draw to scale and show building footprints, driveway, and parking layout (you may reference plan set sheet). **See Sheet 3.1**
- SITE PLAN. Find an example Site Plan at our [Illustrative Diagrams webpage](#). Draw to scale and show Non-Restricted Units, Restricted Affordable Units, and Density Bonus Units within the proposed Housing Development.  
**See Sheet 3.1. All units except manager units are restricted. No Density Bonus units.**
- COST DOCUMENTATION if using Incentives that are not included within Subsection B of Section 20.190.060.
- IF APPLICABLE, attach an Explanation for use of Modifications or Waivers.

Staff will assign FILE #

This is a computer-fillable PDF form.

## 1. PROPERTY INFORMATION

APN/S SEE [WWW.SCCASSESSOR.ORG](http://WWW.SCCASSESSOR.ORG) USE A COMMA BETWEEN MULTIPLE NUMBERS:

PROPERTY ADDRESS:

ZONING SEE [WWW.SJPERMITS.ORG](http://WWW.SJPERMITS.ORG):

GENERAL PLAN DESIGNATION SEE [WWW.SANJOSECA.GOV/GPDESIGNATION](http://WWW.SANJOSECA.GOV/GPDESIGNATION):

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**2. DESCRIPTION OF PROPOSED HOUSING DEVELOPMENT**

Briefly describe the proposed Housing Development. Include the total number of proposed Dwelling Units, Restricted Affordable Units, and Density Bonus Units. Describe the level of affordability of the Restricted Units and the proposed method to ensure affordability.

**3. DENSITY BONUS REQUEST**

3.a. For each Type of Unit below, enter the percentage they represent of the total units, excluding density bonus units:

Enter %	Type of Unit
	<ul style="list-style-type: none"> <li>▪ Very-Low Income Units</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Low-Income Units</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Moderate-Income Units (common interest and/or 100% lower income developments only)</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Lower-Income Student Housing Units</li> </ul>

3.b. Calculate the requested Density Bonus Units by entering numbers for the following formula:

$$\left( \text{base density (units/acre)} \times \text{gross acreage} \right) \times \text{Density Bonus Request} = \text{Density Bonus Units}$$

3.c. If requesting a Density Bonus or Incentive for types of projects listed below, please provide additional information:

CHECK IF APPLICABLE:

Land Donation:

- Location (address or APN) of the land to dedicated: \_\_\_\_\_
- Attach proof of site control.
- Attach evidence of meeting conditions for a land transfer Density Bonus as specified in the State Housing Density Bonuses and Incentives Law.

Child Care Facility:

- Location (address) of the facility: \_\_\_\_\_
- Square footage of the facility: \_\_\_\_\_ sf
- Attach evidence of meeting conditions for a child care facility Density Bonus or Incentive as specified in the State Housing Density Bonuses and Incentives Law.

Condominium Conversion – Attach evidence of meeting conditions for a condominium conversion Density Bonus as specified in the State Housing Density Bonuses and Incentives Law.

**4. DESCRIPTION OF REQUESTED INCENTIVES/CONCESSIONS (UP TO FOUR FOR QUALIFYING PROJECTS)**

4.a. Check which incentive/s you are requesting, as identified in [Zoning Ordinance Section 20.190.060](#):

CHECK ALL THAT APPLY:

- Reduction in Parking
- Front Setback Reduction proposed as: \_\_\_\_\_
- Rear Interior Setback Reduction proposed as: \_\_\_\_\_
- Rear Corner Setback Reduction proposed as: \_\_\_\_\_

4.b. Please list incentives you are requesting other than those identified in [Zoning Ordinance Section 20.190.060](#):

4.c. **COST DOCUMENTATION.** For Incentives listed above, attach documentation for the following items:

- The actual cost reduction achieved through the Incentive.
- Evidence that the cost reduction will result in identifiable and actual reductions to provide the Restricted Affordable Units.
- Any other information requested by staff to evaluate the financial information submitted by the Applicant.

**5. PARKING REDUCTIONS**

Applicants may choose from the following State Density Law parking standards. Additional reductions for the following ratios (up to 50%) can be pursued, subject to Zoning Ordinance Section 20.90.220.

CHECK ONE BOX:

	a) Rental or for-sale projects with at least 11% very low income or 20% lower income units, within 1/2 mile of accessible major transit stop.	0.5 spaces/bedroom
	b) Rental projects with 100% affordable to lower income, within 1/2 mile of accessible major transit stop.	0.5 spaces/unit
	c) Rental senior projects with 100% affordable to lower income, with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day).	0.5 spaces/unit
	d) Rental special needs or supportive housing projects with 100% affordable to lower income households, with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day).	0 spaces/unit

**6. MODIFICATIONS & WAIVERS**

Applicants may opt to request Modifications or Waivers:

6.a. If you are requesting any Modifications or Waivers to development standards, briefly describe them here (leave blank if none)

6.b. If you are requesting any Modifications or Waivers, please explain how the Development Standard would have the effect of physically precluding the construction of a Housing Development at the density permitted by State Law or with the incentives/ concessions granted:

**7. DEMOLITION OF RESIDENTIAL UNITS**

QUESTION	YES/NO	For each question answered yes, please provide the following information:
1. Does the project remove any residential units?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Unit type/s: _____ Unit size/s: _____ Person/family income: _____
2. Have any residential uses been removed from the property within the last five years?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Unit type/s: _____ Unit size/s: _____ Person/family income: _____
3. Are any existing units on the property subject to the San José Apartment Rent Ordinance (San José Municipal Code Chapter 17.23, Parts 1-9)?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Unit type/s: _____ Unit size/s: _____ Person/family income: _____
4. Are any existing units on the property occupied by households of low or very-low-income, consistent with the requirements of the California Government Code Section 65915(c)(3)?	<input type="checkbox"/> YES <input type="checkbox"/> NO	Unit type/s: _____ Unit size/s: _____ Person/family income: _____

Please use this additional space if needed to describe any "yes" answers:

**8. CONTACT INFORMATION**

PRINT NAME: [REDACTED]

TITLE IF APPLICABLE: [REDACTED]

FIRM NAME IF APPLICABLE: [REDACTED]

EMAIL: [REDACTED] PHONE: [REDACTED]

MAILING ADDRESS: [REDACTED]

#### 4.c. COST DOCUMENTATION

The rear setback incentive allows us to provide the 214 units in a financially feasible manner. Without the rear setback incentive, we would lose space that would require us to go further vertical and/or subterranean with the building to keep the same number of units. Increased height would switch to Type III vs. Type V construction, which adds construction complexity for structural, fire ratings, access, and switches the project to commercial prevailing wage instead of residential prevailing wage.

We estimate this would roughly increase the overall construction cost by 20%. This would increase unit construction cost from \$550,000-\$575,000 per unit to \$660,000-\$690,000 per unit. This increase in construction costs will make the project impossible to finance.

The follow plan shows the special impacts of the rear setback incentive.



The following table shows the square footage and unit loss that would occur without the rear setback incentive.

	SENIOR	FAMILY	SENIOR	FAMILY
LB1		504.64		3
L1	3624.18	504.64		1
L2	2366.39	504.64	4	1
L3	2366.39	472.59	4	3
L4	2366.39	472.59	4	3
L5	2366.39	472.59	4	3
L6		472.59		3
L7		472.59		3
	13089.74	3876.87	16	20
	SF LOSS	SF LOSS	UNIT LOSS	UNIT LOSS