

Programs	Location and Project Size Requirements			Affordable Housing Requirements					Program Benefits					Other Requirements					
	Zoning	Within Transit Priority Area (TPA)	Minimum Project Size	Replacement Requirement Regulations	Minimum Affordable Units Required	Minimum Affordable Units: Very Low Income	Minimum Affordable Units: Low Income	Minimum Affordable Units: Moderate Income	Off-Site Units	Floor Area Ratio (FAR)	Density: Within TPA	Density: Outside TPA	Parking	DIF Fees	Other Benefits	Infrastructure	Supplemental Regulations	Mixed Use	Occupancy
Affordable Homes Density Bonus: Rental	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	N/A	Applies	Must meet the minimum percentage in at least one of the income categories	5 to 15 percent of the pre bonus units affordable to households earning up to 50% of AMI	10 to 24 percent of the pre bonus units affordable to households earning up to 80% of AMI	10 percent of the pre bonus units must be affordable to households earning up to 120% of AMI	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	<ul style="list-style-type: none"> 5 to 50 percent bonus Very Low and Low Income - Once 50% bonus is reached, an additional 25% bonus is available in exchange for an additional 10 percent of affordable units 	5 to 50 percent bonus	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	N/A	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	N/A
Affordable Homes Density Bonus: Ownership	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	N/A	Applies	Must meet the minimum percentage in at least one of the income categories	5 to 15 percent of the pre bonus units affordable to households earning up to 50% of AMI	10 to 24 percent of the pre bonus units affordable to households earning up to 80% of AMI	10 percent of the pre bonus units must be affordable to households earning up to 120% of AMI	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	<ul style="list-style-type: none"> 5 to 50 percent bonus Very Low and Low Income - Once 50% bonus is reached, an additional 25% bonus is available in exchange for an additional 10 percent of affordable units 	5 to 50 percent bonus	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	Bedroom mix and amenities must be comparable to market-rate units	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	<ul style="list-style-type: none"> Must be owner-occupied Resale regulations apply
Affordable Homes Density Bonus: 100% Affordable	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	N/A	Applies	100% of the units must be affordable	80 percent of pre bonus units must be affordable to very low or low income households	80 percent of pre bonus units must be affordable to very low or moderate income households	20% of pre bonus units must be affordable to very low, low, or moderate income households	Permitted	<ul style="list-style-type: none"> Density Bonus dwelling units are not counted toward the maximum allowed FAR Structure height may be increased up to 3 stories or 33 feet 	No limit on allowed density	80 percent bonus	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	N/A	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	N/A
Affordable Homes Density Bonus: Senior Housing	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	A minimum of 35 units	Applies	N/A	N/A	N/A	N/A	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	<ul style="list-style-type: none"> 20 to 50 percent bonus Very Low and Low Income - Once 50% bonus is reached, an additional 25% bonus is available in exchange for an additional 10 percent of affordable units 	20 to 50 percent bonus	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	N/A	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	Occupied by persons 55 years of age or older in accordance in Section 51.3 of the California Civil Code
Affordable Homes Density Bonus: Transitional Foster Youth, Disabled Veterans, or Formerly Experiencing Homelessness	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	N/A	Applies	Must at a minimum meet the requirements for Very Low Income households	10 percent of the pre bonus units affordable at a rental rate not to exceed 30% of 50% of AMI	N/A	N/A	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	<ul style="list-style-type: none"> 32.5 to 50 percent bonus Very Low and Low Income - Once 50% bonus is reached, an additional 25% bonus is available in exchange for an additional 10 percent of affordable units 	32.5 to 50 percent bonus	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	N/A	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	Units must be reserved for transitional foster youth, as defined in Section 66025 of the California Education Code, disabled veterans as defined in Section 18541 of the California Government Code, or homeless persons as defined in the California McKinley-Vento Homeless Assistance Act
Affordable Homes Density Bonus: Lower-Income Students	Zoned to allow five or more pre-bonus dwelling units	<ul style="list-style-type: none"> Not required Additional bonus may be available 	N/A	Applies	20 percent of the pre-bonus units	Units must be affordable at a rental rate not to exceed 30% of 65% of AMI	Units must be affordable at a rental rate not to exceed 30% of 65% of AMI	N/A	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	35 percent	35 percent	Reduced parking ratios/requirements are available	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Two incentives Bonus units are exempt from inclusionary requirements 	N/A	N/A	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	Restricted for qualified lower students and students experiencing homelessness are to be prioritized
Complete Communities Housing Solutions	Zoned to allow multifamily residential use or mixed-use that allows a minimum density of at least 20 dwelling units per acre	Required	<ul style="list-style-type: none"> Density-based zones must meet 100% of max zone density FAR-based zones must meet at least 100% of pre-bonus FAR 	Applies	Must meet the percentages in each income category	15 percent of the pre bonus units must be made affordable at a rental rate not to exceed 30% of 50% of Area Median Income (AMI)	10 percent of the pre bonus units must be made affordable at a rental rate not to exceed 30% of 60% of AMI	15 percent of the pre bonus units must be made affordable at a rental rate not to exceed 30% of 120% of AMI	Not permitted	FAR bonus permitted in accordance with CCHS Map . No other bonuses may be applied	Zone and Community Plan densities are waived and are determined by new FAR	N/A	TPA Parking Regulations apply	Scaling based on unit size. Affordable units and units 500 sf or smaller are exempt	Incentives and Waivers	Promenade or In-Lieu Fee	<ul style="list-style-type: none"> Applies Additional SDRs for buildings over 95 feet in height 	FAR of non-residential component of a mixed-use project cannot exceed max FAR of the base zone	N/A
Micro Units	Zoned to allow five or more pre-bonus dwelling units	Required	Five dwelling units	Applies	The micro-unit density bonus is an additional bonus available to the projects utilizing the Affordable Housing Regulations that meet the requirements of one of the following: Rental at very low-income or low-income levels, for-sale at very low income, low income, or moderate income levels, senior housing, or housing available for Transitional Foster Youth, Disabled Veterans, or Formerly Experiencing Homelessness	5 to 15 percent of the pre bonus units affordable to households earning up to 50% of AMI	10 to 24 percent of the pre bonus units affordable to households earning up to 80% of AMI	For-Sale units only: 10 percent of the pre bonus units must be affordable to households earning up to 120% of AMI	Permitted	Density Bonus dwelling units are not counted toward the maximum allowed FAR	100 percent bonus	N/A	TPA parking regulations apply	Fees may be deferred for up to two years	<ul style="list-style-type: none"> Incentives and Waivers Bonus units are exempt from inclusionary requirements 	N/A	Average unit size should not exceed 600 square feet and no unit should exceed 800 square feet	Up to a 20% increase in FAR for a Commercial development bonus in accordance with Government Code Section 65915.7(b). Specific percentages apply	N/A