BMR Unit & Density Bonus Form

For developments consisting of 5 or more residential units, or projects seeking application of the state Density Bonus law.

PROJECT INFORMATION

1. Address / Name of Development:_____
2. APN:_____
3. Type of Development:
    a. Residential (attached/detached, single family, townhome, duplex, multifamily, etc.)
    b. Nonresidential (office, retail, hotel, etc.) or
    c. Mixed Use (indicate the type(s) of residential and nonresidential development)
4. **State** Density **Bonus.** Are you applying for density bonus units pursuant to the state Density Bonus law?
    o Yes_____ o No_____

PROJECT INFORMATION

1.	**Tenure.** Are the residential units for rent or for ownership?	o Rent o Ownership
2.	**Site conditions**. Is the site vacant? If the site contains residential dwelling units, how many? How many residential dwelling units will be demolished as part of the project? *Note: The project must comply with the replacement and relocation requirements of the Housing Crisis Act of 2019 (Gov't. Code § 66300), State Density Bonus law (Gov't. Code § 65915(c)(3), and any other applicable housing law.*	o Vacant o Nonvacant _____ units _____ units
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. o yes o no
3.	**Maximum Allowable Base Density.** Maximum number of residential units allowed by the General Plan/Zoning Code. *Note: If application of the State Density Bonus law results in fractional units, then the fractional unit shall be rounded up to the next whole number.*	_____ 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: *Calculation: Density Bonus Units (Line 5) ÷ Maximum Base Density (Line 3)* *Note: Percentage is based on what is allowed by State Density Bonus law.*	_____ units _____._____% *Round to the nearest hundredth: XX.XX*
6.	**Total Number of Residential Units in the Proposed Project**: *Calculation: Proposed Base Density (Line 4) + Density Bonus units (Line 5)*	_____ units

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7.	**Required BMR units.** Total number of below-market-rate (BMR) units required in the proposed project per the City's BMR Ordinance and Program Guidelines *Calculation: 15% x proposed base units (line 4).* *Note: If utilizing State Density Bonus law, 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.* *Note: BMR units for ownership units must be affordable to Moderate Income households. BMR units for rental units must be affordable to Lower Income households.*	_____._____ *Round to the nearest hundredth: XX.XX*
8.	**Proposed BMR units.** Total number of BMR units proposed. *Note: Please provide a unit breakdown in the chart below.*	_____
9.	**Income Levels.** 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: *Calculation for percentage: Number of BMR units for each income level (Line 9) ÷ Proposed Base Density (Line 4).* *Note: Projects proposing ownership units are typically limited to Low or Moderate Income levels.*	*Number:* *Percentage:* _____ _____.____% _____ _____.____% _____ _____.____% *Round percentage to the nearest hundredth.*
10.	**In-lieu Fees.** For City BMR program, the proposed amount of in-lieu fees for BMR units, including for fractional units, if any. Refer to the BMR Guidelines [LINK HERE]. *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.*	$_____._____

11.	**Parking.** Minimum number of required off-street residential parking spaces. *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.* Parking will be (select one):	___ Bundled parking ___ Unbundled parking
	Number of proposed off-street residential parking spaces:	_____
	Parking ratio used:	*Check one:* o San Mateo Municipal Code O State Density Bonus Section 65915(p)(1) O State Density Bonus Section 65915(p)(2)

RESIDENTIAL UNIT MIX CHART

Provide information in a chart to demonstrate that the proposed BMR units are evenly distributed across unit types, contain proportionately the same number of bedrooms as market rate units, and generally be of comparable size to similar market rate units. A sample chart is below:

Size (sq ft)	Bedrooms	# Market-Rate Units	% of Market-Rate total	# VLI Units	# LI units	# MOD Units	Total # BMR Units	% BMR Units total
TOTAL								

DENSITY BONUS CONCESSIONS AND INCENTIVES SUMMARY

Number of concessions requested, if any: _____

Number of incentives requested, if any: _____

DENSITY BONUS WAIVERS SUMMARY

Number of waivers requested, if any: _____

Please include the following information and any other information as requested in the Planning Checklist or as necessary to support the project's Density Bonus request, in a separate Density Bonus Letter attached to this form. *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.*

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