

PART II - CODE OF ORDINANCES
Title 19 - ZONING
ARTICLE VIII - SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS
Chapter 19.545 DENSITY BONUS

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19.545.050 Permitted density bonus.

A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be granted a density bonus as follows:

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- C. *Bonus for other housing categories.* A residential development project that complies with the eligibility requirements of Section 19.545.040 shall be entitled to density bonus as follows:
1. Units for transitional foster youth, disabled veterans, homeless persons, or seniors: 20 percent density bonus.
 2. Units for lower-income students: density bonus varies based on percentage of low-income units in the development, up to 50% pursuant to California Government Code §65915(f)(3)(C).
 - a. Units for lower-income students shall be defined as one rental bed and its pro rata share of associated common area facilities.
 - b. Units for lower-income students shall meet all of the following requirements:
 - i. All units will be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past 6 months in at least 6 units at an institution of higher learning accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges.
 - ii. As a condition of receiving a certificate of occupancy, the developer/applicant shall enter into an operating agreement or master lease with one or more institutions of higher education for students from that institution(s) to occupy all units of the student residential development project.
 - iii. The development shall provide priority for the applicable affordable units for lower-income students experiencing homelessness that may be verified by an institution of higher education that has knowledge of a person's homeless status or a homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code.

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- iv. Rent for the affordable units for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.
 - v. Rental beds reserved for lower-income students shall not be tied to any specific bedrooms.
 - 3. Twenty-five percent density bonus for condominium conversion, subject to the requirements of California Government Code Section 65915.5.
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