



City of Sebastopol

Density Bonus Application

Date: _____
File #: _____

For projects seeking a Density Bonus pursuant to State law, the following written information is required:

1. Completed **Density Bonus Application** form.
2. **Site**
 - a. The location, acreage, residential density, and the maximum number of base units allowed under the Zoning and the Land Use Designation under the General Plan without the density bonus.
3. **Eligibility.** Provide the total number of the following:
 - a. Market rate units in the Base Project;
 - b. Affordable Housing units and their targeted income level or other provisions (e.g. land donation), which will demonstrate eligibility for a State density bonus under this Chapter; and
 - c. Length of deed restriction proposed.
4. **Requested Density Bonus.**
 - a. Calculations showing the maximum base density;
 - b. Number of Density bonus units to be received, if any;
 - c. Number or percentage of affordable units and the income level at which the units will be restricted to;
 - d. Number of market rate units that will result from the granted density bonus;
 - e. Resulting density, described in units per square foot; and
6. **Concessions/Incentives**
 - a. Written description of the requested Concessions or Incentives/ any proposed waivers of development standards and why they are necessary for making the project physically possible.
This requirement at the time of application does not prevent the applicant from substituting a different Incentive or Concession from what is initially proposed at a later phase of the application.
 - b. Pro forma or other report demonstrating how the requested Concessions or Incentives result in identifiable and financially sufficient and actual cost reductions necessary to ensure the financial feasibility of the proposed affordable housing units shall be prepared. Information shall be sufficiently detailed to enable City staff to examine the conclusions reached by the Applicant.
 - c. All requested incentives and concessions should not exceed the limits allowed by state law.

Density Bonus Applications will be processed concurrent to other entitlements.