**City of National City Density Bonus Application**

**Overview |** The Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code.

The Density Bonus program offers developers up to 50% additional density, and waivers, concessions and incentives as identified by the project sponsor.

Waivers are modifications of volumetric requirements that are regulated by the Planning Code. Project sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. Requested waivers may not exceed that which is necessary to accommodate the bonus. Waivers may only be requested after allowable concessions and incentives are used.

Concessions and Incentives are reductions of site development standards or architectural design requirements which result in financially sufficient and actual cost reductions. Project sponsors may seek up to four concessions and incentives, depending on amount of affordable housing provided and the level of affordability of those units. The Department may request additional documentation and verification regarding cost reductions and/or impacts on public health, safety, or historic property. Required verification should include a site-specific analysis, at the sole discretion of the Department, (e.g. a pro forma) of the costs reductions to a project that will be provided by the requested incentive.

Waivers and concession incentives may not be used to waive applicable building code and life safety standards.

Individually Requested State Density Bonus projects shall receive concessions or incentives in the amounts specified in the table below.

Affordability categories are based on the area median income (AMI) for San Diego County. Maximum rent that may be charged is 30% of the corresponding income category:

* Very low income is <50% AMI
* Low income is <80% AMI
* Moderate income is <120% AMI

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| --- | --- |
| Income Level | Restricted Affordable Units |
| Very Low | 5% | 10% | 15% | N/A |
| Low | 10% | 17% | 24% | 100\* |
| Moderate | 10% | 20% | 30% | N/A |
| Maximum Number of Incentives/Concessions | 1 | 2 | 3 | 4 |

\*Up to 20% of units may be provided at 120%AMI

As part of the Project Application submittal, an applicant must provide detailed information on the requested waivers, incentives and concessions.

In order to determine how much of a density bonus State Law will allow, the density allowed by current controls (“base density”) must first be calculated. The “base density” is the maximum allowable gross residential density. Residential density regulations in National City vary by zoning district. Base density is the maximum number of units allowed by the Zoning District.

The amount of density bonus that a project may seek is set forth in the State Law. The maximum density bonus is an additional 50% above the base density. Projects with 100% affordable units can achieve an 80% bonus (and no max density if near a major transit stop). Refer to the State of California Density Bonus Law to determine the amount of density bonus allowed based on the level of affordability:

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] ( Heading of Title 7 amended by Stats. 1974, Ch. 1536. )

DIVISION 1. PLANNING AND ZONING [65000 - 66301] ( Heading of Division 1 added by Stats. 1974, Ch. 1536. )

[CHAPTER 4.3. Density Bonuses and Other Incentives [65915 - 65918]](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV)

The State Law provides various options for projects that are constructing housing for specific populations. Such as: 100% Affordable Projects, Student Housing, and Senior Housing. Refer to the State of California Density Bonus Law for more details.



**City of National City Density Bonus Application**

**City of National City Density Bonus Application Webpage:** <https://www.nationalcityca.gov/government/national-city-housing-authority/plans-projects-and-programs/density-bonus-program>

**Required Information for the Density Bonus Agreement**

1. Contact information of the person the City will be working with.

Name: Email:

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Address: Phone Number:

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2. Name of entity who owns the property and who the density bonus agreement will be entered into with. Please also provide documentation of entity’s creation.

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3. Address of the property: APN:

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4. Full Legal Name of person authorized to sign the Agreement and/or documents providing for signing authority if a partnership, company, or corporation.

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5. Total Number of Units allowed by right, how many units will zoning regulations currently allow (with no bonus).

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6. Number of affordable units proposed, to be subject to the Covenant, and **type of unit (studio, 1 bedroom, 2 bedroom, etc.**);

The designated affordable units shall be comparable in size, bedroom mix, amenities and features to the market-rate units in the development, and the number of bedrooms in the affordable units shall be proportionate to the mix of bedrooms-per-unit ratio within the total development.

For example: A project with a total of five 1-bedroom units and five 2-bedroom units would designate one 1-bedroom unit and one 2-bedroom unit as the affordable units.

The affordable units shall be representative of the market-rate units within the development, be distributed in proportion to the market-rate units, and have qualities like the typical market-rate units in the development. The affordable units shall not be smaller than the market-rate units, and they shall be dispersed throughout the development.

Number of units proposed that are:

|  |  |  |  |
| --- | --- | --- | --- |
| Very low income |  | Unit Type |  |
| Low Income |  | Unit Type |  |
| Moderate Income |  | Unit Type |  |
| Other (describe below) |  | Unit Type |  |

Other (description):

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7. Density bonus percentage:

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8. Additional number of units being built per the bonus: Total number of units, with the bonus:

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Please fill out table to provide an overall view of the development.

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| --- | --- | --- | --- |
| Unit Type | Units | Size – SQ.FT. | Affordable Units |
| Studio |  |  |  |
| 1 - BR |  |  |  |
| 2 - BR |  |  |  |
| 3 - BR |  |  |  |
| 4 - BR |  |  |  |
| Totals |  |  |  |

9. Incentives and concessions desired:

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10. Will the Applicant require a Subordination Agreement? If yes, who is the lender?

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**Include the following when submitting the application:**

- Legal description of the property

- Preliminary Title Report – Dated within 6 months of application

- Site plan

**Next Steps |** The Density Bonus Agreement will be prepared after the Applicant’s project receives all necessary discretionary approvals and *prior to building permit issuance.*

**Submit the application fee of $750,** per the City of National City Master Fee Schedule, effective 12/4/2023, remit to:

City of National City
Attn: Housing Authority Property Agent
1243 National City Blvd.,
National City, CA 91950

**Timeline |** Please plan accordingly as it should take approximately 6-8 weeks for the City to prepare a Density Bonus Agreement and associated documents. The City will record the Density Bonus Agreement and the Deed of Trust. The Applicant will receive a copy of the recorded Density Bonus Agreement and Deed of Trust.

**Annual Monitoring Fee |** There will be an annual monitoring fee (subject to change) of $215 per affordable unit. Send questions to housing@nationalcityca.gov, and Monitoring Fees should be directed to:

City of National City
Attn: Housing Authority
1243 National City Blvd.,
National City, CA 91950

**Subsequent Subordination Agreements |** There is non-refundable Subordination Fee of $375.00 and a Subordination Re-Check Fee of $105.00 per occurrence.

**CERTIFICATION**

I hereby certify, under penalty of perjury, that I have read this completed this application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the density bonus, for suspending or revoking a density bonus issued on the basis of these or subsequent representations, or for seeking of such further relief as may seem proper to the City of National City.

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_

*Signature of Authorized Agent or Applicant(s)* Date.

Insert Name

Insert Title