hello!

& introductions
Areas where density bonus would apply
RH-1 and RH-2
No density limits or residential not allowed
density bonus allows, based on number of affordable units and level of affordability:
- Increased density
- Zoning accommodations to achieve density
- Incentives and Concessions
<table>
<thead>
<tr>
<th>percent of onsite affordable units</th>
<th>very low 50% AMI</th>
<th>low 80% AMI</th>
<th>moderate 120% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 10%</td>
<td>20 to 32.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10% to 15%</td>
<td>32.5 to 35%</td>
<td>20 to 27%</td>
<td>5 to 10%</td>
</tr>
<tr>
<td>12% (Inclusionary)</td>
<td>35%</td>
<td>23%</td>
<td>7%</td>
</tr>
<tr>
<td>16% to 25%</td>
<td></td>
<td>29 to 35%</td>
<td>11 to 20%</td>
</tr>
<tr>
<td>20% (80/20)</td>
<td></td>
<td>35%</td>
<td>15%</td>
</tr>
<tr>
<td>40% and above</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior Housing</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
</tr>
</tbody>
</table>
• If 12% of units are affordable to households at 80% AMI a project can request a 23% bonus

• If 12% of units are affordable to households at 50% AMI a project can request a 35% bonus

• If 20% of units are affordable to households at 80% AMI a project can request a 35% bonus
The State affords project sponsors

the right to a maximum of a 35% density bonus

the right to a density bonus for units 120% of the AMI or below

the right to a density bonus if as few as 5% of units are affordable
accommodations - necessary to achieve density bonus

incentives and concessions - reduction in site development standards that result in cost reductions

Number of incentives and concessions required by on site affordable housing program.

<table>
<thead>
<tr>
<th>Proportion</th>
<th>very low AMI</th>
<th>low 80% AMI</th>
<th>moderate 120%AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 10%</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12% (Inclusionary)</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>15%</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20% (80/20)</td>
<td></td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>30% or more</td>
<td></td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>
potential accommodations, incentives, and concessions under review:

• open space requirements
• unit exposure requirement
• parking requirement
• rear yard
• height & bulk
• relief from large lot size CU
process:

legislation will offer administrative review and approval of a density bonus, if the requested density bonus, accommodations, incentives and concessions are consistent with the program described in the code.
Site selection process:

- Height District
- Density Limit
- Parcel Size
- Geographic Equity
- Frequency
Density Limits
Units/SF of lot area
- No density limits, res n/a
- 1/200
- 1/400
- 1/600
- 1/800
- 1/1000
- 3 units
- RH-1 and RH-2
Height Limits (ft)
Under 40
40 - 45
46 - 55
56 - 65
66 - 79
80 - 100
100+
Prototype Parcels

Areas where density bonus would apply
RH-1 and RH-2
No density limits or residential not allowed
Broadly categorized, in SF there are 2 types of density constraints for residential development:

- number of dwelling units
- form-based constraints
form-based constraints | dba

- height
- bulk
- rear yard
within form based constraints, 60,000 residential gross sf is achievable

- 40-x
- NC-2
- 20,000 sf site
- 25% rear yard
20,000 square foot lot

<table>
<thead>
<tr>
<th>density constraint</th>
<th>units allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 unit per 800 sf</td>
<td>25 units</td>
</tr>
<tr>
<td>1 unit per 600 sf</td>
<td>33 units</td>
</tr>
<tr>
<td>1 unit per 400 sf</td>
<td>50 units</td>
</tr>
<tr>
<td>1 unit per 200 sf</td>
<td>100 units</td>
</tr>
</tbody>
</table>
60,000 GSF = 25 units OR 100 units

- 2,400 gsf unit size
- 600 gsf unit size

numerical density constraints | dba
• **35,000 SF LOT AREA**
• **DENSITY: 1/600 SF**
• **60 UNITS ALLOWED**
• **25% REAR YARD**
• **ACTIVE GROUND FLOOR**
• **OPEN SPACE: 80SF OR 106SF/UNIT**

**NC3 130-E**
175,000 gross sf

60 units

2,916 gross sf
2,187 net sf (75% efficiency)

not realistic!

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max amount of units allowed under current zoning at a typical unit size

60 units

100,000 gross sf

NC3 130-E

1,466 gross sf

1,100 net sf (75% efficiency)
119,000 gross sf

35% density bonus maximum offered under state law

NC3 130-E

81 units
175,000 gross sf
remove density limits?

105 units

no articulation
all sites maxed out

NC3
130-E
140,000 gross sf
80% of maximum build out
95 units
at what level of affordability?
40% 2-bdrm units?

NC3
130-E

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thank you.