City of Oroville

Planning Division - Community Development Department

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DIRECTOR

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TRAKIT#:

RESIDENTIAL DENSITY BONUS

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION	
☐	Completed and signed Application Forms
☐	Application Fee Paid: ($585.78) + 6% Tech Fee = $620.93

ELIGIBILITY REQUIREMENTS

Total number of proposed dwelling units:				Total number of bonus units requested:	
Application for:	☐	Moderate Income:		units	
	☐	Low Income:		units	
	☐	Very Low Income:		units	
	☐	Donation of Lands:		acres	
	☐	Seniors Housing:		units	

Please check all that apply:	
☐	At least 10% of the total units of the housing development will be target units affordable to lower income households.
☐	At least 5% of the total units of the housing development will be target units affordable to very low- income households.
☐	Common-interest developments: 10% percent of the total dwelling units are target units affordable to moderate-income households, and all units will be offered to the public for purchase.
☐	A donation of land for the purpose of constructing housing for very-low-income households, in accordance with the requirements of Section 17.24.030 of the Oroville Municipal Code, is being provided.
☐	The project is a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing for older persons, pursuant to Section 798.76 or 799.5 of the Civil Code.
☐	A Child Day Care is proposed for the project.

REQUIRED DOCUMENTS

Please provide all of the following:

☐	A development pro forma with the capital costs, operating expenses, return on investment, loan-to- value ratio and the debt coverage ratio, including the contributions provided by any applicable subsidy programs, and the economic effect created by the minimum 30-year use and income restrictions on the affordable housing units.
☐	An appraisal report indicating the value of the density bonus.
☐	A use of funds statement identifying the projected financing gap for the project with the affordable housing units. The analysis shall show how much of the funding gap is covered by the density bonus.
☐	All other documents and applications required for the housing development.

TERMS / CONDITIONS

1. No reduction shall be allowed in the number of target units required, even if the applicant proposes to build fewer density bonus units than are permitted by this section.
2. As a condition for the approval of a density bonus, the application shall agree to enter into a density bonus housing agreement with the City. The executed density bonus housing agreement shall be recorded on the parcel or parcels designated for the construction of target units. The density bonus housing agreement shall be binding upon all future owners and successors in interest.

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Signature:		Date:	

OFFICE USE ONLY

Approved By:		Date:	
Payment:		Number:	

ADDITIONAL INFORMATION
Provide any additional information:
NUMBER OF DENSITY BONUS UNITS
The number of density bonus units to be granted shall be determined as follows:
1. A base factor for calculating the number of density bonus units shall be selected, based on the type of housing development, as follows: a. For a common-interest development that provides target units for moderate-income households but do not otherwise meet the requirements of this section, the base factor shall be .05. b. For housing developments that include donations of land to construct housing for very-low income households but do not otherwise meet the requirements of this section, the base factor shall be .15. c. For other housing developments that meet the requirements of this section, the base factor shall be .20.
2. The base factor shall be adjusted, up to a maximum of .35, for projects that provide any of the following: a. For a housing development that provides more than 10 percent of the total units as target units for low-income households, each 1 percent increase shall increase the base factor by .015. b. For a housing development that provides more than 5 percent of the total units as target units for very-low-income households, each 1 percent increase shall increase the base factor by .025. c. For a common-interest development that provides more than 10 percent of the total units as target units for moderate-income households, each 1 percent increase shall increase the base factor by .01. d. For donations of land to construct housing for very-low-income households, if the area of land donated is larger than the minimum required area, each 1 percent increase in the size of the land donation shall increase the base factor by .01.
3. The minimum number of density bonus units to be granted shall be the maximum residential density for the site, multiplied by the adjusted base factor. Any fraction shall be rounded up to the next whole number.
4. The density bonus units shall not be included when determining the number of target units required to qualify for a density bonus.
5. If a housing development is otherwise eligible for a density bonus under the provisions of this section; the development includes a child day care facility other than a family day care home, including but not limited to an infant center, preschool, extended day care facility or school-age child care center, that will be located on the premises of, as part of or adjacent to the development; and the City does not find, based upon substantial evidence, that the community has adequate child care facilities, the applicant may receive an additional density bonus that is a number of square feet of residential space equal to or greater than the number of square feet in the child care facility.

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable