

## REFERRAL FORM

### AFFORDABLE HOUSING INCENTIVE PROGRAM 100% Affordable



This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form [CP-4097.A](#). For more information on a property's applied zoning, visit [zimas.lacity.org](http://zimas.lacity.org)

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for One Hundred Percent Affordable Housing Project cases filed under the Affordable Housing Incentive Program of [LAMC Section 12.22 A.39 of Chapter 1](#) (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement or administrative review. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

If a project is only seeking base incentives and on-menu incentives, and no other discretionary approval, this form is not required, and the project may proceed directly to the Department of Building and Safety to apply for a building permit.

*Note: This Referral Form does not constitute a City Planning application. See the [Forms Webpage](#) for City Planning Application ([CP13-7771.1](#)) and the City Planning Application Filing Instructions ([CP13-7810](#)). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab, under "Staff Directory."*

### THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: \_\_\_\_\_

Planning Staff Signature: \_\_\_\_\_

Referral Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Case Number: \_\_\_\_\_

**Environmental Factors:** ☐ In a Very High Fire Hazard Severity Zone  
☐ In The Coastal Zone  
☐ In a Sea Level Rise Area

**Zone:** ☐ Located in a manufacturing zone that does not allow multiple family residential uses (M1, M2, M3), including sites zoned CM, MR1, and MR2 with no residential uses permitted from an applicable planning overlay.  
☐ In a Single-family zone (RW and more restrictive)

**Maximum Allowable Residential Density:** ☐ Greater than 5 units ☐ Less than 5 units

**Historic Resources:** ☐ Designated Historic Resource  
☐ Surveyed Historic Resource, eligible, or architectural historic resource identified for any historic protection or special consideration or review by an applicable overlay or Specific Plan  
☐ Non-Contributing Element

**Eligibility Subarea:** ☐ Within a ½ mile of a Major Transit Stop or a Low Vehicle Travel Area  
☐ In a Moderate, High, or Highest Resource TCAC Opportunity Area  
☐ Citywide (in neither of the above areas)

**Ownership:** ☐ This is a Senate Bill 4 (CGS 65913.16) project. Applicant has submitted the Ownership Documentation Checklist ([CP-4101](#)) with required documents attached.

**Procedure Review:** ☐ Ministerial Review: Administrative Review  
☐ Ministerial Review: Expanded Administrative Review  
☐ Discretionary Review: Director's Determination  
☐ Discretionary Review: City Planning Commission

**Notes:**

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT REQUESTING

#### One Hundred Percent Affordable Housing Project (Per LAMC Section 12.03 of Chapter 1)<sup>1</sup>

Other project types under the Affordable Housing Incentive Program (LAMC Section 12.22 A.39 of Chapter 1) require a different [referral form](#): Faith-Based Organization Projects ([CP-4098](#), per LAMC Section 12.22 A.39(b) of Chapter 1), Shared Equity Projects ([CP-4100](#) per LAMC Section 12.22.A.39(b) of Chapter 1), Public Land Projects ([CP-4099](#), per LAMC Section 12.22.A.39(b) of Chapter 1)

#### Eligibility.

#### ***Projects must propose 5 or more units to be eligible for the Affordable Housing Incentive Program***

*Sites with a Maximum Allowable Residential Density of under 5 units are not eligible for AHIP if they meet any of the following criteria.*

#### Environmental Factors:

- ☐ In a Very High Fire Hazard Severity Zone
- ☐ In a Sea Level Rise Area
- ☐ In the Coastal Zone

#### Zoning:

- ☐ In a single-family Zone (RW or more restrictive)
- ☐ In a Manufacturing Zone not permitting residential uses (M1, M2, M3), including sites zoned CM, MR1, and MR2 with no residential uses permitted from an applicable planning Overlay

#### Other Programs and Streamlining Being Requested:

- ☐ ED 1<sup>2</sup> ☐ Housing Element Site (ZI-2534 or ZI-2535)<sup>3</sup> ☐ Type I Unified Adaptive Reuse<sup>4</sup>
- ☐ SB 4, CGS 65913.16 ☐ Measure JJJ ☐ SB 35 ☐ AB 2162
- ☐ Other (specify): \_\_\_\_\_

<sup>1</sup> A One Hundred Percent Affordable Housing Project may be a shared housing building development in accordance with California Government Code Section 65915(b)(1)(G) and LAMC Section 12.22 A.39 of Chapter 1.

<sup>2</sup> Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

<sup>3</sup> Pursuant to LAMC Section 16.70 E. of Chapter 1, Housing Development Projects located on these sites that reserve at least 20 percent of the units for Lower Income Households shall be subject to Ministerial Approval.

<sup>4</sup> See LAMC Section 12.22 A.26(h)(1) of Chapter 1 for additional requirements associated with a Type I Unified Adaptive Reuse Project.

If the Project is a Senate Bill 4 Project (CGS 65913.16). Projects must submit Ownership Documentation Checklist ([CP-4101](#)) and associated documentation. Checklist included within application:

☐ Yes ☐ No

## APPLICANT INFORMATION

**Applicant Name:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## I. PROPOSED PROJECT

### 1. PROJECT LOCATION/ZONING

**Project Address(es):** \_\_\_\_\_

**Assessor Parcel Number(s):** \_\_\_\_\_

**Community Plan:** \_\_\_\_\_

**Zone:** \_\_\_\_\_

**Land Use Designation:** \_\_\_\_\_

**Corresponding Zones:** \_\_\_\_\_

**Number of Parcels:** \_\_\_\_\_

**Project Site Area (sf)<sup>5</sup>:** \_\_\_\_\_

**Other Site Regulations:**

☐ Specific Plan ☐ CPIO ☐ DRB ☐ CDO ☐ Enterprise Zone ☐ Redevelopment Project Area

☐ HPOZ ☐ Designated Historic Resource<sup>6</sup> ☐ Surveyed Historic Resource<sup>7</sup>

☐ Surveyed, eligible or architectural resource identified for any historic protection or special consideration or review by an applicable overlay or Specific Plan

☐ Non-Contributing Element ☐ Other (specify): \_\_\_\_\_

**If applicable, specify:** \_\_\_\_\_

<sup>5</sup> Applicant should use official survey site area, if survey is provided.

<sup>6</sup> Projects require demolition, as defined in Subsection C. (Definitions) of Section 13B. 8.1 (General Provisions) of Chapter 1A of this code, of a Designated Historic Resource are not eligible for the Affordable Housing Incentive Program. Any proposed alteration to a designated historic resource shall not be approved until any required review pursuant to the Los Angeles Municipal Code, or any other state or federal law, is completed.

<sup>7</sup> Check 'HistoricPlacesLA' field under 'Planning and Zoning' panel on Zimas.lacity.org.

Housing Element Inventory of Sites: ☐ Yes ☐ No

☐ Q Condition/D Limitation (Ordinance No. and provide a copy): \_\_\_\_\_

Other Pertinent Zoning Information (Including General Plan footnotes, etc; specify):

## II. PROJECT INFORMATION

### 1. DESCRIPTION OF PROPOSED PROJECT (Specify Uses, Height, Stories, Total Units, and Floor Area, etc.;)

### 2. EXISTING USE

#### A. Describe Existing Development:

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non- Residential SF	Existing No. of DUs or Non- Residential SF to be Demolished	Proposed No. of DUs, Shared Housing Units (SHU) or Non- Residential SF <sup>8</sup>
Guest Rooms / SHUs			
Studio			
One Bedroom			
Two Bedrooms			
Three Bedrooms			
____ Bedrooms			
Non-Residential SF			
Other			

<sup>8</sup> Replacement units shall comply with LAMC Sections 16.60 & 16.61. Request more information from the Los Angeles Housing Department.

## B. Describe Previous Cases Filed:

Previous Cases	1	2	3
Case No(s):			
Date Filed:			
Date Approved:			
End of Appeal Period:			
Environmental Case No.:			

## 3. APPLICATION TYPE

*Indicate requested incentives (On or Not on Menu), Public Benefit Options, Waivers of Development Standards and Multiple Approvals as applicable in the corresponding sections below. A Project may request up to five Incentives On or Not on the Menu.*

☐ On-Menu Incentives (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_
- 5) \_\_\_\_\_

☐ Not on Menu Incentives (specify):

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

☐ Public Benefit Options (specify):

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

☐ Waivers of Development Standards (specify):

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

☐ Multiple Approvals (see non-comprehensive list below for reference):

☐ Zone/Height District Change per LAMC Section 12.32 of Chapter 1

☐ Conditional Use per LAMC Section 12.24 U.26 of Chapter 1

☐ Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A

☐ Community Design Overlay per LAMC Section 13.08 of Chapter 1

☐ Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A

☐ Tract or Parcel Map per LAMC Sections 13B.7.3. or 13B.7.5. of Ch.1A

#### 4. ENVIRONMENTAL REVIEW

- ☐ Project is Exempt<sup>9</sup>
- ☐ Not Yet Filed
- ☐ Filed (Case No.): \_\_\_\_\_

#### 5. HOUSING DEVELOPMENT PROJECT TYPE

Check all that apply:

- ☐ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Acutely Low Income
- ☐ Extremely Low Income ☐ Very Low Income ☐ Low Income ☐ Moderate Income
- ☐ Supportive Housing ☐ Chronically Homeless ☐ Senior ☐ Shared Housing Building
- ☐ Special Needs (describe): \_\_\_\_\_
- ☐ Other Category (describe): \_\_\_\_\_

#### 6. DENSITY CALCULATION (MAXIMUM ALLOWABLE RESIDENTIAL DENSITY)<sup>10 11</sup>

Lot size (including any ½ of alleys) \_\_\_\_\_ SF (a)

Density allowed by Zone Class  
(includes Qs, Overlays, and Specific Plans) \_\_\_\_\_ SF of lot area per DU (b)

Land Use: Density allowed by General Plan Land Use  
(Most Permissive Corresponding Zone) \_\_\_\_\_ SF of lot area per DU (c)

☐ Land zoned for Parking (P): Land zoned for Parking may use the standards of the most permissive adjacent lot to establish maximum allowable residential density. See LAMC 12.22.A.39(e)(2) of Chapter 1 for more detail.

APN/Address of adjacent lot: \_\_\_\_\_

Zone of adjacent lot: \_\_\_\_\_

Maximum Allowable Residential Density \_\_\_\_\_ (e) = (a)/((b) or (c)), rounded up  
(per highest density allowed of (b)(c))

No. of Shared Housing Units (if applicable) \_\_\_\_\_

<sup>9</sup> Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right"). Refer to CP-4089 for The Housing Element CEQA Streamlining Checklist Form.

<sup>10</sup> If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

<sup>11</sup> As defined by Government Code Section 65915(o)(7), which states that "maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.



## Affordability Compliance:

Complete Steps 1 -3 to ensure affordability requirements are met.

<b>Step 1</b> Moderate Income Unit Maximum (HCD rent schedule only for rental units) $= g^{12} * 20\%$ , rounded up	<b>Step 2</b> Lower Income Unit Minimum $= g - (\text{Result of Step 1} + \text{Manager's Units})$

**Step 3:** Specify Unit Breakdown Provided Per Each Income Category after the Application of the Density Bonus. At least 20 percent of all rental units shall be set at a HCD rent schedule.:

	Total	For Sale	For Rent	HCD	TCAC
<b>Acutely Low Income (ALI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Extremely Low Income (ELI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Very Low Income (VLI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Low Income (LI)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Moderate Income</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Manager's Units<sup>13</sup></b>					
<b>Other:</b> _____					

Number of units prior to Density Bonus: \_\_\_\_\_(f)

Units Proposed with Density Bonus: \_\_\_\_\_(g)

TOTAL No. of Affordable Housing DUs \_\_\_\_\_(m)

No. of Density Bonus Units: \_\_\_\_\_(n)

If  $g > f$ , then  $n = g - f$ ; if  $f = g$ , then  $n = 0$ <sup>14</sup>

<sup>12</sup> Variables labelled in previous sections.

<sup>13</sup> Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

<sup>14</sup> Variables are labelled in previous sections.

**Percent of Density Bonus Requested:** \_\_\_\_\_ (o)  
 $o = 100 \times [(g/e) - 1]$  (round down)

**Percent of Affordable Set Aside<sup>15</sup>:** \_\_\_\_\_ (p)  
[m/e, round down to a whole number]

A One Hundred Percent Affordable Project qualifies as Priority Housing Project.<sup>16</sup> A One Hundred Percent Affordable Housing Project also qualifies for Housing Element Sites streamlining on sites where applicable.<sup>17</sup>

Note: For more information on levels of affordability, please see <https://housing.lacity.org/partners/land-use-rent-income-schedules>.<sup>18</sup>

## 7. BASE INCENTIVES

Indicate the Base Incentives being requested by checking the respective boxes in the tables below.

### Base Incentives for 100% Affordable Housing Projects

☐ **Limited to State Incentives:** Projects not located in areas below can skip to “Local Incentives Table.” *Projects with a maximum allowable residential density of greater than 5 units that also meet any of the following conditions are only eligible for incentives set forth in California Government Code Section 65915 and shown in “Limited State Incentive Table” below.* The Project is:

- 1.) In a Very High Fire Hazard Severity Zone
- 2.) In a Sea Level Rise Area
- 3.) In the Coastal Zone
- 4.) In a single-Family Zone (RW and more restrictive).
- 5.) In a Manufacturing Zone not permitting residential uses (M1, M2, M3), including sites zoned CM, MR1, and MR2 with no residential uses permitted from an applicable planning overlay

<sup>15</sup> Projects must remain affordable throughout the duration of the project and permit process

<sup>16</sup> Per ED 7, the housing development project must propose five or more units that contain at least 20% of all units as lower income restricted affordable housing units (Extremely Low Income, Very Low Income, or Low Income) or 40% of all units as Moderate Income restricted affordable housing units.

<sup>17</sup> Check Zimas to see if the site is marked ZI-2534 or ZI-2535. A project must reserve 20% of overall proposed units for Lower Income Households to be eligible for streamlining. This requirement can be satisfied by reserving the requisite number of units for Low, Very Low, Extremely Low, or Acutely Low Income Households, or a combination thereof.

<sup>18</sup> All units including proposed or future proposed ADUs shall be subject to affordability requirements as determined by LAHD.

**Limited State Incentive Table** - Projects must have a Maximum Allowable Residential Density of greater than 5 units to be eligible for these incentives

Eligibility Subarea	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	<input type="checkbox"/> Height
<input type="checkbox"/> <b>Citywide</b>	80% of the number of units set aside for Lower Income Households (CGS 65915(f)(3)(D)(i))	Refer to CGS 65915(p)(3)	None
<input type="checkbox"/> <b>Within a Low Vehicle Travel Area or a half mile of a Major Transit Stop</b>	Limited by Floor Area	Refer to CGS 65915(p)(3)	A maximum bonus of up to 33 feet or 3 stories, whichever is greater

All other projects not restricted to the table above may use the table below:

☐ **Local Incentives Table:** All other sites permitting multifamily uses with a Maximum Allowable Residential Density of greater or less than 5 units.

Eligibility Subarea	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	FAR	Height
<input type="checkbox"/> <b>Citywide</b>	80% of the number of units set aside for Lower Income Households (CGS 65915(f)(3)(D)(i))	.5 Parking Spaces per Unit	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: The maximum FAR shall be equal to 1.5:1.	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Bonus of up to 11' or 1 story, whichever is greater
			<input type="checkbox"/> Otherwise, the maximum FAR shall be: 3.0:1, or a 35% increase, whichever is greater.	<input type="checkbox"/> Otherwise, a maximum bonus of 22' or 2 stories, whichever is greater.

Eligibility Subarea	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	FAR	Height
<input type="checkbox"/> <b>Within a Low Vehicle Travel Area or a half mile of a Major Transit Stop</b>	Limited by Floor Area	No minimum parking required	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: The maximum FAR shall be equal to 2.0:1.	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Bonus of up to 11' or 1 story, whichever is greater.
			<input type="checkbox"/> Otherwise, the maximum FAR shall be: 4.5:1, or a 50% increase, whichever is greater.	<input type="checkbox"/> Otherwise, a maximum bonus of 33' or 3 stories, whichever is greater.
<input type="checkbox"/> <b>Within a Moderate, High, or Highest Opportunity Area</b>	Limited by Floor Area	No minimum parking required  Required parking for current or proposed non-residential uses may be reduced by 25%	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: The maximum FAR shall be equal to 2.5:1	<input type="checkbox"/> Sites with a Maximum Allowable Residential Density of less than 5 units: Bonus of up to 11' or 1 story, whichever is greater.
			<input type="checkbox"/> Otherwise, the maximum FAR shall be: 4.65:1, or a 55% increase, whichever is greater.	<input type="checkbox"/> Otherwise, a maximum bonus of 33' or 3 stories, whichever is greater.

☐ **Specific Plan or Overlay FAR:** In a Specific Plan or Overlay district that has FAR available through a development bonus or incentive program to provide affordable housing, a project may utilize the Bonus FAR of the Specific Plan or overlay district in lieu of the FAR in the base incentive table above.

FAR: \_\_\_\_\_

☐ **Zoned for Parking (P):** Land zoned for Parking (P) may use the standards of the least restrictive adjoining zone prior to accessing base incentives. See LAMC Section 12.22 A.39(e)(2) of Chapter 1 and LAMC Section 12.22.A.39(e)(3) of Chapter 1 for more detail.

**Roadway Widening:** Does the project request an exemption from any applicable roadway widening requirements pursuant to LAMC Section 12.37 of Chapter 1 or any Overlay Street Standards? **If yes, a [Highway Dedication Investigation](#) from the Bureau of Engineering is required.**<sup>19</sup>

☐ Yes    ☐ No

<sup>19</sup> Projects in a Very High Fire Hazard Severity Zone, The Coastal Zone, a Hillside Area or subject to procedures in LAMC Section 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A are not eligible for this incentive

Parking Permitted w/o Incentives: \_\_\_\_\_

Parking Permitted with Incentives: \_\_\_\_\_

FAR Permitted w/o Incentives: \_\_\_\_\_

FAR Permitted with Incentives: \_\_\_\_\_

Height Permitted w/o Incentives: \_\_\_\_\_

Height Permitted with Incentives: \_\_\_\_\_

## 8. ADDITIONAL INCENTIVES

**Select up to 5 Additional Incentives (On or Not On Menu).** *Note that certain projects are not eligible for on-menu incentives. A Project requesting incentives not on the Menu will be reviewed pursuant to Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A).*

☐ **Projects that do not have access to the Menu of Incentives.** Check this box if the project is:

- 1.) In a Very High Fire Hazard Severity Zone,
- 2.) In the Coastal Zone,
- 3.) In a Sea Level Rise Area
- 4.) In a Manufacturing Zone that does not allow multiple family residential uses (M1, M2, M3), or lots zoned CM, MR1, and MR2 with no residential use restrictions from an applicable planning overlay
- 5.) Requires demolition of a Designated Historic Resource
- 6.) Requires demolition of a Surveyed Historic Resource, eligible, or architectural historic resource identified for any historic protection or special consideration or review by an applicable overlay or Specific Plan.<sup>20</sup>

*Check the box for the incentive(s) being requested. On the lines provided, indicate the current standards permitted, and the proposed standards with the use of the incentive. Then, check the box to indicate if the incentive being requested is on-menu, or exceeds standards of the menu/ is not on the menu of incentives.*

**Permitted    Proposed per Incentives    On-Menu | Not On Menu**

☐ Yard/Setback

(All count as one incentive –  
check all that are needed)

☐ Front

☐

☐

<sup>20</sup> Including sites located in the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 16.C.5.b; the Southeast Los Angeles CPIO Section 1-6.C.5.b; the West Adams CPIO Ch.1, Section 6.C.5.b; the San Pedro CPIO Ch.1, Section 7.C.5.b; Westwood Village Specific Plan; Echo Park Community Design Overlay (CDO) District; or the North University Park Specific Plan.

	Permitted	Proposed per Incentives	On-Menu   Not On Menu	
--	-----------	-------------------------	-----------------------	--

<input type="checkbox"/> Side (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ground Floor Activation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ground Floor Height	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Commercial Parking	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Buildings and Passages	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive – check all that are needed)				
<input type="checkbox"/> FAR	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Parking	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Vehicular Access	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Relief from a Standard	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
(Can be requested	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
multiple times, each request	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
counts as one incentive)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

Other Not On-Menu Incentives (specify):

**TOTAL No. of Incentives Requested: On-Menu**\_\_\_\_ **Off-Menu**\_\_\_\_\_

## 9. PUBLIC BENEFIT OPTIONS

Select Public Benefit Options that are being requested. A Project requesting Public Benefit Options will be reviewed pursuant to Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A).

☐ **Projects only eligible for the Child Care and Land Donation Public Benefit Options.**

Check this box if the Project is located in:

- 1.) a Very High Fire Hazard Severity Zone
- 2.) the Coastal Zone
- 3.) a Sea Level Rise Area

Public Benefit Option	Permitted	Proposed per Base, On-Menu, or Off-Menu Incentives	Request w/ Public Benefit	Public Benefit Option (Check box if using)
Child Care Facility				<input type="checkbox"/>
Multi-Bedroom Units				<input type="checkbox"/>
Preservation of Trees				<input type="checkbox"/>
Land Donation				<input type="checkbox"/>
Active Ground Floor Exemption from Calculation of Floor Area				<input type="checkbox"/>
Privately Owned Public Space				<input type="checkbox"/>
Surveyed Historic Resource Facade Rehabilitation				<input type="checkbox"/>

## 10. WAIVERS

Up to one for Expanded Administrative Review (LAMC Section 13B.3.2. of Chapter 1A), up to three requires Director's Determination (LAMC Section 13B.2.5. of Chapter 1A), and over 3 requires City Planning Commission Review (LAMC Section 13B.2.3. of Chapter 1A)

Indicate the Waivers being requested.

Waiver Request:	Permitted:	Proposed with Waiver:
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

Other:

TOTAL No. of Waivers Requested: \_\_\_\_\_

## 11. PROJECT OUTCOMES

Density, FAR, Height, and Parking allowed on site with base zoning:

\_\_\_\_\_

Density, FAR, Height, and Parking permitted with Incentives, Public Benefit Options, and Waivers:

\_\_\_\_\_

## 12. COVENANT

All Affordable Housing Incentive Program projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org). Certain Public Benefit Options (Section 10) require covenants recorded with LA County and submitted City Planning.



### 13. REPLACEMENT UNITS

Applicants must obtain a Replacement Unit Determination from LAHD pursuant to LAMC Section 16.61 of Chapter 1.

*Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.*