

REFERRAL FORM

AFFORDABLE HOUSING REFERRAL FORM

(State Density Bonus Program (LAMC 12.22 A.37 & 9.2.1),
JJJ, and Greater Downtown Housing Incentive Area)



This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (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, administrative review, or building permit. 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.

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: PAR- _____

REVIEW PROCEDURE

☐ Ministerial Review:
Department of Building
and Safety

☐ Ministerial Review:
Expanded Administrative
Review

☐ Discretionary Review:
City Planning Commission
Review (CPC Case)

TRANSPORTATION QUALIFIERS (if applicable)

- ☐ Major Transit Stop ☐ Paratransit / Fixed Bus Route ☐ Very Low Vehicle Travel Areas
☐ Other: _____

Location of Transit: _____

Qualifier #1: _____

Service Interval #1: _____ Service Interval #2: _____

Qualifier #2: _____

Service Interval #1: _____ Service Interval #2: _____

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm) by the number of eligible trips.

Notes:

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

- ☐ SB 35 / SB 423 ☐ SB 4 ☐ ED 1¹ ☐ Housing Element Streamlining²
☐ Measure JJJ ☐ AB 2011 ☐ AB 682 ☐ AB 2162 ☐ AB 1287
☐ Other: _____

APPLICANT INFORMATION

Applicant Name: _____

Phone Number: _____

Email: _____

¹ 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.

² Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households. Eligibility shall be confirmed in Section 7.D of this form.

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): _____

Assessor Parcel Number(s): _____

Community Plan: _____

Existing Zone: _____

Land Use Designation: _____

Corresponding Zones: _____

Number of Parcels: _____

Project Site Area (sf)³: _____

- ☐ Specific Plan ☐ CPIO ☐ DRB/CDO ☐ HPOZ ☐ Enterprise Zone
- ☐ Redevelopment Project Area ☐ Designated Historic Resource ☐ Non-Contributing Element
- ☐ Prior Housing Element Sites⁴ ☐ Lower Income Rezoning Housing Element Sites⁴

If applicable, specify Specific Plan/Overlay: _____

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

☐ Other Pertinent Zoning Information (specify): _____

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

³ Applicant should use official survey site area, if survey is provided.

⁴ To be eligible for Housing Element Streamlining pursuant to LAMC Ch.1 Section 16.70 F and Ch.1A Section 9.2.6, a project site must be listed as a Lower Income Rezoning Housing Element Site or Prior Housing Element Site. To verify if a site is on the Lower Income Rezoning Housing Element Site or Prior Housing Element Site list, an applicant may search their address on ZIMAS. These sites are identified in ZIMAS under ZI-2534 (Lower Income Rezoning Sites) and ZI-2535 (Prior Housing Element Sites).

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	Proposed⁵ No. of DUs, Shared Housing Units (SHU) or Non-Residential SF
Guest Rooms / SHUs			
Studio			
One Bedroom			
Two Bedrooms			
Three Bedrooms			
_____ Bedrooms			
Non-Residential SF (Commercial)			
Other			

⁵ Per the Resident Protections Ordinance (LAMC 16.60 A.3(a)(2), all replacement units must be Equivalent Size, and Development Projects shall contain at least the same total number of units and total aggregate number of bedrooms as the Protected Units being replaced. New units do not have to match bedroom configurations of demolished units, except when a tenant is exercising the right to return as defined in LAMC 16.60 A.3(b)(4).

4. APPLICATION TYPE

Indicate the percentage increase or decrease requested, total required per LAMC or overlay, and total proposed. Include LAMC or Overlay Section of requirement when applicable.

A one story height increase to allow for 4 stories in lieu of the 3 story maximum allowed per LAMC Section 12.21.1 A.1.

☐ Density Bonus with **On-Menu Incentives** (specify):

1) _____

2) _____

3) _____

4) _____

☐ Density Bonus with **Off-Menu Incentives** (specify):

1) _____

2) _____

3) _____

4) _____

☐ Density Bonus with **Waivers of Development Standards** (specify):

1) _____

2) _____

3) _____

4) _____

5) _____

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 of Chapter 1

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) of Chapter 1
(properties subject to zoning established by Chapter 1 of the LAMC only)

☐ Public Benefit Project per LAMC Section 14.00 A.2 of Chapter 1
(properties subject to zoning established by Chapter 1 of the LAMC only)

☐ General Plan Amendment per LAMC Section 13B.1.1. of Chapter 1A

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32 of Chapter 1 or LAMC Section 13B.1.4. of Chapter 1A, as applicable

Request: _____

- ☐ Conditional Use per LAMC Section 12.24 U.26 of Chapter 1, LAMC Section 9.2.1.D.1.e of Chapter 1A, or LAMC Section 9.2.1.G. of Chapter 1A, as applicable
- ☐ 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 or LAMC Section 8.2.5.D.4. of Chapter 1A, as applicable
- ☐ Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A
- ☐ Tract or Parcel Map per LAMC Section 13B.7.3. or 13B.7.5. of Chapter 1A
- ☐ Other (specify): _____

5. ENVIRONMENTAL REVIEW

- ☐ Project is Exempt⁶
- ☐ Not Yet Filed
- ☐ Filed (Case No.): _____

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

- ☐ For Rent
- ☐ For Sale
- ☐ Mixed-Use Project
- ☐ Residential Hotel
- ☐ Extremely Low Income
- ☐ Very Low Income
- ☐ Low Income
- ☐ Moderate Income
- ☐ Market Rate
- ☐ Supportive Housing
- ☐ Senior
- ☐ Shared Housing Building per AB 682
- ☐ Special Needs (describe): _____
- ☐ Target Populations⁷ (describe): _____
- ☐ Other Category (describe): _____

⁶ Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

⁷ Target Populations include Senior Citizens, Transitional Foster Youth, Disabled Veterans, Homeless Persons, and Lower Income Students. See Table 12.22 A.37(e)(1)(iii)a or the table in Section 9.2.1.C.1.c.

7. DENSITY CALCULATION

A. Base Density: Maximum allowable residential density⁸

Lot size (including any ½ of alleys)⁹ _____ SF (a)

Density allowed by Zone
(includes Qs and Overlays) _____ SF of lot area per DU (b)

Land Use: Density allowed
by General Plan Land Use
Corresponding Zone _____ SF of lot area per DU (c)

No. of DUs allowed by right (based
on most permissive lot area per DU) _____ DUs (d) [$d=a/(b \text{ or } c)$, round down to whole number]

No. of Shared Housing Units
allowed per AB 682 _____

Base Density
(per highest density allowed) _____ DUs (e) [$e = a/b$, round up to whole number]

B. Maximum Allowable Primary Density Bonus (DB)^{10, 11}

_____ DUs (f) [$f = ex1.5$]

C. AB 1287¹² - Additional Density (LAMC Section 12.22 A.37(e)(1)(ii) of Chapter 1 or Section 9.2.1.C.2.a.iii. of Chapter 1A):

Check this box if utilizing AB 1287. If you are not utilizing AB 1287 pursuant to LAMC Section 12.22 A.37(e)(1)(ii) of Chapter 1 or Section 9.2.1.C.2.a.iii. of Chapter 1A, please skip to Section D.

☐ AB 1287

Please indicate the number of additional DUs pursuant to AB 1287. In order to qualify for the additional AB 1287 Density Bonus, the project must meet the minimum set aside requirements as noted below. This set aside required shall be derived from the base (d). Note that a project seeking additional DUs pursuant to AB 1287 may not restrict more than 50% of its overall units (excluding bonus units) to restricted affordable housing.

⁸ 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.

⁹ 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.

¹⁰ Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

¹¹ Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area “where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

¹² Per AB 1287, Projects which meet or exceed the set-aside requirements to receive the initial 50% Density Bonus may request an additional Density Bonus of up to 50%.

Step 1 Initial Affordability set aside needed for base 50% increase (select one)	Step 2 <u>Additional % of Affordability set aside</u> needed for stackable density ¹³ (VLI = 5-10%, or MI = 5-15%) [fill in one]	Step 3 <u>Stackable Density Bonus % Increase allowed¹¹ per set aside</u> (in Step 2) (VLI = 20-38.75%, or MI = 20-50%)	Step 4 Total Density Bonus % Increase Allowed
<input type="checkbox"/> 15% Very Low Income	_____ % Very Low Income	_____ %	50% + _____ % (in Step 3) = _____ %
<input type="checkbox"/> 24% Low Income			
<input type="checkbox"/> 44% Moderate Income (for sale only)	_____ % Moderate Income		

TOTAL No. of Affordable Housing
DUs needed to be set aside for
initial density _____ ☐ VLI ☐ LI ☐ MI
(h) [h = e x (Step 1), round up to whole number]

TOTAL No. of Affordable Housing
DUs needed to be set aside for
additional density _____ ☐ VLI ☐ MI
(i) [i = e x (Step 2), round up to whole number]

TOTAL No. of Additional DUs
allowed per additional set aside _____ (j) [j = e x (Step 3), round up to whole number]

TOTAL No. of DUs allowed per
Stackable Density _____ (k) [k = f + j]

D. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

Note: Rent schedules will be determined by LAHD.

¹³ Refer to IMPLEMENTATION OF 2023 STATE DENSITY BONUS LAW-AB 1287 Memo, page 3, dated May 16, 2024, and Gov. Code Section 65915(v)(2).

	Total	HCD (State)	HUD (TCAC)
Market Rate	_____	N/A	N/A
Managers Unit(s) — Market Rate ¹⁴	_____	N/A	N/A
Extremely Low Income (ELI)	_____	_____	_____
Very Low Income (VLI)	_____	_____	_____
Low Income (LI)	_____	_____	_____
Moderate Income	_____	_____	_____
Permanent Supportive Housing — ELI	_____	_____	_____
Permanent Supportive Housing — VLI	_____	_____	_____
Permanent Supportive Housing — LI	_____	_____	_____
Seniors — Market Rate	_____	N/A	N/A
No. of SHUs allowed per AB 682	_____	_____	_____
Target Populations ¹⁵	_____	_____	_____
Other _____	_____	_____	_____
TOTAL No. of DUs Proposed	_____	(l)	
TOTAL No. of Affordable Housing DUs	_____	(m)	
No. of Density Bonus DUs	_____	(n) If $l > d$, then $n = l - d$; if $l < d$, then $n = 0$	
Percent of Density Bonus Requested	_____	(o) $o = 100 \times [(l/e) - 1]$ (round down) ¹⁶	
Percent of Affordable Set Aside ¹⁷	_____	(p) [m/e, round down to a whole number]	
Percent for <input type="checkbox"/> PHP qualification ¹⁸	_____	(q) [m/l, round down to a whole number]	
Percent for <input type="checkbox"/> Housing Element Streamlining ¹⁹	_____	[m/l, round down to a whole number]	

¹⁴ Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

¹⁵ Target Populations include Senior Citizens, Transitional Foster Youth, Disabled Veterans, Homeless Persons, and Lower Income Students. See Table 12.22 A.37(e)(1)(iii)a or the table in Section 9.2.1.C.1.c.

¹⁶ Formulas provided for guidance, do not account for previous rounding of decimals.

¹⁷ All units including proposed or future proposed ADUs shall be subject to affordability requirements as determined by LAHD.

¹⁸ Per ED 7, the housing development project must propose five or more units that contain at least 20% of all units at lower income restricted affordable housing units (Extremely Low Income, Very Low Income, or Low Income) or 40% of all units at Moderate Income restricted affordable housing units.

¹⁹ 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.

8. PROJECT REVIEW CALCULATION

An application for Project Review may be required for projects that meet any of the Project Review thresholds as outlined in LAMC Section 16.05 C of Chapter 1 or LAMC Section 4C.14.1.C. of Chapter 1A, as applicable, unless otherwise exempted per LAMC Section 16.05 D of Chapter 1 or LAMC Section 4C.14.1.E. of Chapter 1A, as applicable. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Project Review threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria, please confirm the exemption with City Planning's DSC AHSS.

_____ units allowed by right (permitted by Maximum Allowable Residential Density (d)) – _____
(existing units + affordable units)²⁰ = _____ units

☐ **YES, Project Review is required.**

Proposed by-right (c) units minus existing units is equal to or greater than 50²¹ for projects with zoning established by Chapter 1 or with zoning established by Chapter 1A **and** Development Review Threshold Package 1; or, greater than 500 for projects with zoning established by Chapter 1A **and** Development Review Threshold Package 2

☐ **NO, Project Review is not required.**

By-right (c) Density units minus existing units is less than 50 for projects with zoning established by Chapter 1 or with zoning established by Chapter 1A **and** Development Review Threshold Package 1; or, greater than 500 for projects with zoning established by Chapter 1A **and** Development Review Threshold Package 2

☐ **Exempt.**

Specify reason: _____

²⁰ For projects zoned with districts pursuant to Chapter 1 of the LAMC, per 16.05 D.8, no restricted affordable unit shall be counted towards the dwelling unit or guest room thresholds described in Section 16.05 C.1(b). Any affordable units can be deducted from the number of units allowed by right.

²¹ Project Review may also be required if other characteristics of the project exceeds the thresholds listed in the relevant section of the LAMC.

II. DENSITY BONUS (LAMC SECTION 12.22 A.37 OF CHAPTER 1, ORDINANCE NO. 179,681; OR, LAMC SECTION 9.2.1. OF CHAPTER 1A, ORDINANCE NO. 188,418)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

- ☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses. Choose only one of the options, if applicable:**
- ☐ 10%
 - ☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)
 - ☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

- ☐ **Automobile Parking for Residential Uses (choose only one of the following options):**

Note: Any fractional numbers are rounded up.

- ☐ **AB 2097 (2022).** No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.²²
- ☐ **Parking Pursuant to LAMC Section 12.22 A.37(e)(2)(ii)a of Chapter 1 or Section 9.2.1.C.2.b. of Chapter 1A.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		1.5		
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

- ☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.
- ☐ **Supportive Housing Development**

²² Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the H&SC. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

☐ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

Major Transit Stop is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

Bus Rapid Transit is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods
- 2) Transit signal priority
- 3) All-door boarding
- 4) Fare collection system that promotes efficiency
- 5) Defined stations

10. INCENTIVES

A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Very Low Income	% Low Income	% Moderate Income	Lower Income Student Housing
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 23%
Three	<input type="checkbox"/> 15% to <16%	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% to <45%	<input type="checkbox"/> N/A
Four	<input type="checkbox"/> 16% or greater	<input type="checkbox"/> N/A	<input type="checkbox"/> 45%	<input type="checkbox"/> N/A

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

_____ Base Density x _____% required for No. of incentives requested = _____ Affordable DUs.

B. Project Zoning Compliance & Incentives (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
<input type="checkbox"/> Yard/Setback					
<input type="checkbox"/> R Zones (All yard reductions in R zones count as one incentive)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> C Zones (C zone reductions count as one incentive)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Floor Area Ratio ^{24, 25}	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Overall Height/Stories ²⁶	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s) ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space or Lot/ Residential Amenity Space ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Space Between Buildings and Passageways ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Supplementary Parking Reductions	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> P Zone ²³	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Relief from a Dev Standard	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

²³ Incentive not available for projects requesting density bonus per LAMC Section 9.2.1 of Chapter 1A.

²⁴ Lots with a Designated Historic Resource or Non-Contributor are not eligible for an on-menu FAR incentive pursuant to LAMC Section 12.22 A.37(f)(2)(ii)a of Chapter 1 and Section 9.2.1.C.3.c.ii.c. of Chapter 1A.

²⁵ See LAMC Section 12.22 A.37(f)(2)(ii) of Chapter 1 and 9.2.1.C.3.c.i of Chapter 1A, as applicable, for additional requirements.

²⁶ See LAMC Section 12.22 A.37(f)(2)(iii) of Chapter 1 and 9.2.1.C.3.c.ii of Chapter 1A, as applicable, for additional requirements.

☐ Senior Independent Housing²³ _____ ☐ ☐ ☐

☐ Averaging (all count as one incentive — check all that are needed)

☐ FAR ☐ Density ☐ Parking ☐ Open Space ☐ Vehicular Access

☐ Other Off-Menu Incentives (specify): _____

☐ Waiver of Development Standards (specify): _____

TOTAL No. of Incentives Requested: On-Menu _____ Off-Menu _____

TOTAL No. of Waivers Requested: _____

11. PUBLIC BENEFIT OPTIONS

	Permitted w/o Incentives	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"/>
Surveyed Historic Resource Facade Rehabilitation	_____	_____	_____	<input type="checkbox"/>

TOTAL No. of Public Benefits Requested: _____

12. COVENANT

All Density Bonus 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.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SECTION 12.22 A.29 OF CHAPTER 1, ORDINANCE NO. 179,076)

13. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
 - ☐ 10% of the total number of DUs for LI households; or
 - ☐ 15% of the total number of DUs for Moderate Income households; or
 - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

B. INCENTIVES

NOTE: Must meet all three eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11 above).

CHECK ALL THAT APPLY:

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G of Chapter 1 reduced by one-half, provided that a fee equivalent to amount of the relevant Park Fee, pursuant to LAMC Section 19.17 of Chapter 1, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) of Chapter 1 for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- ☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ^{27, 28} (LAMC Section 11.5.11 of Chapter 1, Ordinance No. 184, 745)

14. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project.
Fill out either A or B below:

A. Rental Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
 - ☐ _____ % VLI (where residential is allowed) **OR** ☐ _____ % LI
- ☐ For projects (where residential is allowed) requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - ☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI
- ☐ For projects (where residential is not allowed) requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - ☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

²⁷ All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

²⁸ Applies only to properties zoned with districts established in Chapter 1 of the LAMC.

B. For Sale Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
- ☐ ____% VLI **OR** ☐ ____% LI **OR** ☐ ____% Moderate Income
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:
- ☐ 11% VLI **OR** ☐ 20% LI **OR** ☐ 40% Moderate Income

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

15. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units onsite, there are three other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

A. Off-Site Construction – Construction of affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

16. DEVELOPER INCENTIVES

Please describe up to a maximum of three incentives:

- 1) _____

- 2) _____

- 3) _____

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.