



# CULVER CITY DENSITY BONUS USER GUIDE

## Background

This User Guide outlines the development allowances provided under the **Culver City Density Bonus Ordinance (DBO)**, Chapter 17.580 of the Municipal Code, and how it interacts with Government Code Section [65915](#), commonly referred to as **State Density Bonus Law (SDBL)**. The user guide is not intended to be a complete description or a substitute for the laws themselves, and is for informational purposes only.

The SDBL was adopted in 1979 to address California's affordable housing needs. As originally enacted, the SDBL sought to increase the production of affordable housing by requiring local agencies to grant a density increase over the otherwise maximum eligible density. The law has been amended over time to: (1) to require progressively more "concessions or incentives" and "waivers" in addition to a density bonus and (2) to make it easier to get concessions, incentives, and waivers.

Additionally, the City has adopted a DBO which updates the City's existing Density Bonus regulations<sup>1</sup>, and builds upon SDBL by providing enhanced local incentives to encourage the production of affordable housing.

The Culver City DBO introduces two new types of bonuses:

1. **Tier Density Bonuses**, which intensify existing State bonuses and increase them by degrees based on the project's proximity to high quality transit.
2. **Community Benefit Density Bonuses**, which incentivize projects to improve overall quality of life for residents by granting bonuses for projects that include (but is not limited to) workforce housing, larger units, and public open space.

Any housing development that proposes five or more units and incorporates at least one of the density bonus categories described in detail below would be eligible for a density bonus.

---

<sup>1</sup> Chapter 17.580: Density Bonuses And Other Bonus Incentives.  
[https://codelibrary.amlegal.com/codes/culvercity/latest/culvercity\\_ca/0-0-0-57128](https://codelibrary.amlegal.com/codes/culvercity/latest/culvercity_ca/0-0-0-57128)

# Tier Density Bonus

Any residential or mixed-use project that provides more affordable units than the minimum State requirement can increase its density beyond what the State already allows. Bonuses are divided into tiers, depending on proximity to transit and whether they provide 50, 75, or 100 percent more affordable units than the State minimum requirements. There are 4 Density Bonus tiers, summarized in the table below. Figure 1 shows what parts of Culver City are eligible for which Tier Bonuses. If a project is located in an eligible area, Flowchart 1 can be used to determine which Tier Density Bonus it could qualify for.

**Table 1. Tier Density Bonus requirements**

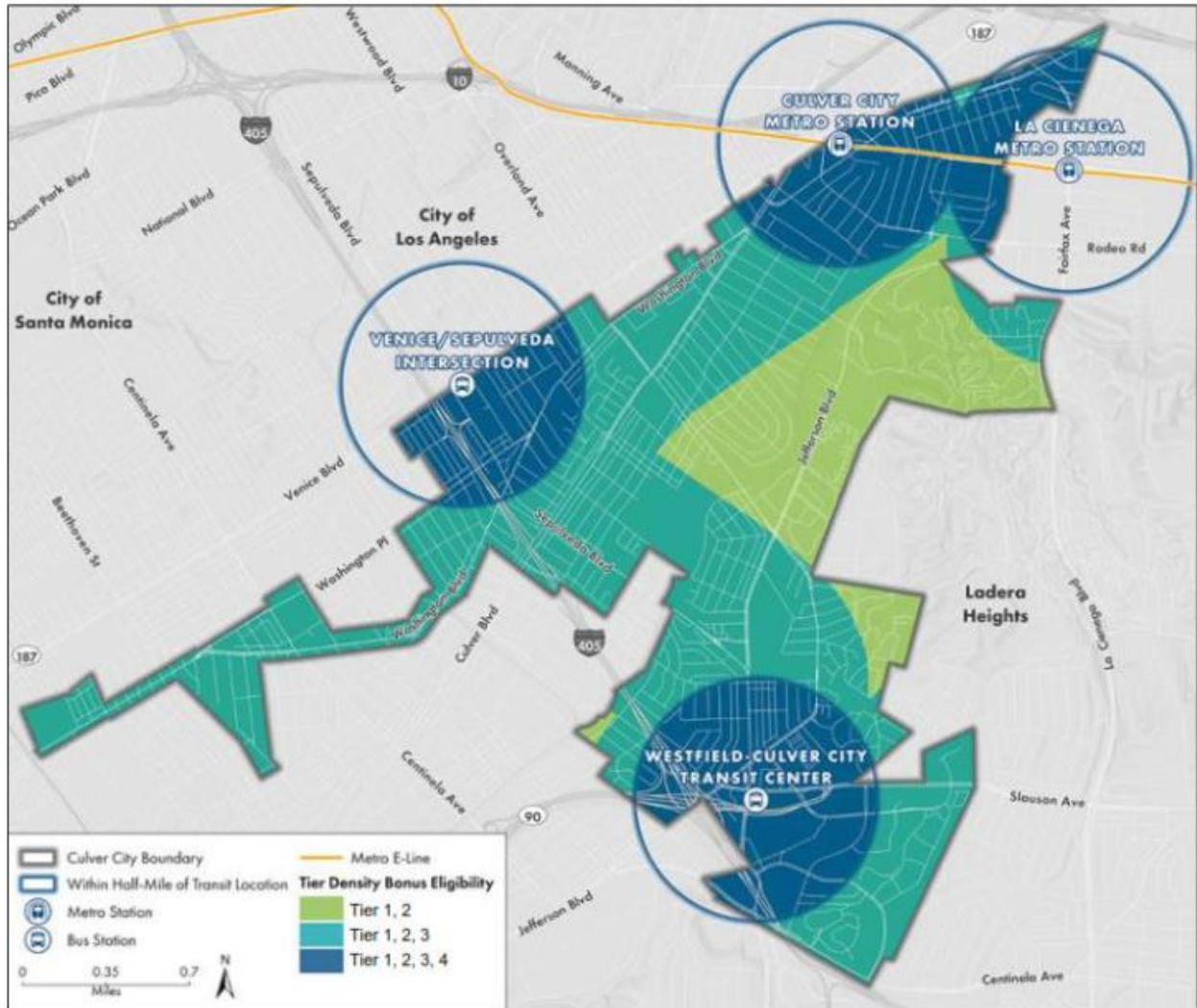
Tier Name	Transit proximity requirement	Affordable Units Requirement	Local Bonus
<b>Tier 1: State Minimums</b>	None	Must fulfill the requirements of California Density Bonus Law. <sup>2</sup>	None
<b>Tier 2: Enhanced State Minimums</b>	None	Projects must qualify for a State Density Bonus and provide additional Affordable Units equal to at least 50% of the state-required minimum percentage for the corresponding income level.	20% of the minimum percentage required under California Density Bonus Law for the applicable affordability category.
<b>Tier 3: High-Quality Transit Areas</b>	Within a half-mile of a High-Quality Transit Corridor (HQTC) <sup>3</sup>	Projects must qualify for a State Density Bonus and provide additional Affordable Units equal to at least 75% of the state-required minimum percentage for the corresponding income level.	30% of the minimum percentage required under California Density Bonus Law for the applicable affordability category.
<b>Tier 4: Culver City Transit Priority Area</b>	Within a Culver City Transit Priority Area (TPA) <sup>4</sup>	Projects must qualify for a State Density Bonus and provide additional Affordable Units equal to at least 100% of the state-required minimum percentage for the corresponding income level.	40% of the minimum percentage required under California Density Bonus Law for the applicable affordability category.

<sup>2</sup> Per [California Code, GOV 65915](#)

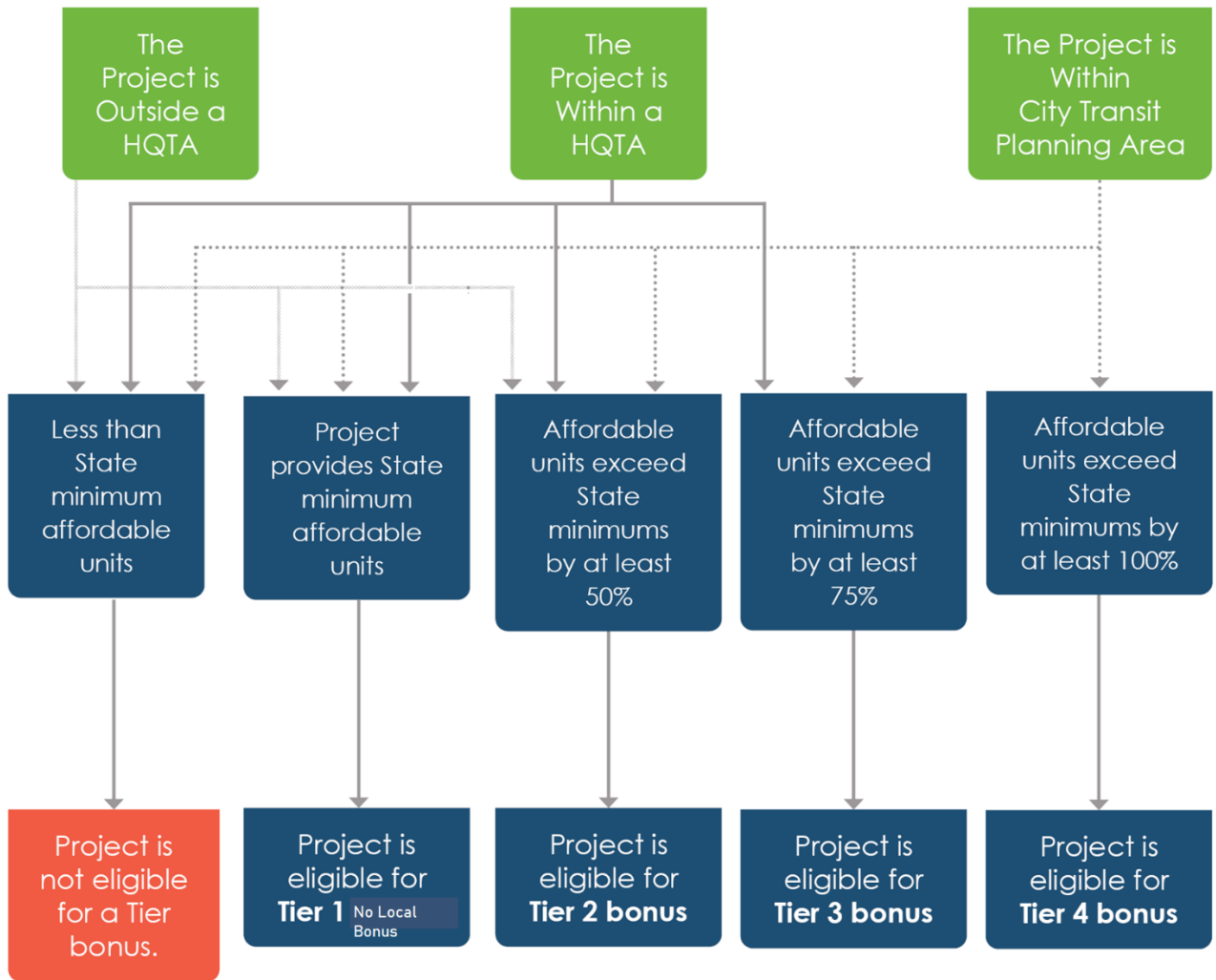
<sup>3</sup> A high-quality transit area is any parcel partially or wholly within one half-mile of a well-served transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours, as determined by the Southern California Association of Governments.

<sup>4</sup> Culver City Transit Priority Areas are all parcels which are partially or wholly within half a mile of the geographical center of the following locations as determined by the City: Culver City Metro Station, La Cienega Metro Station, Sepulveda/Venice Intersection, Westfield-Culver City Transit Center.

Figure 1. Tier Density Bonus Eligibility Map



**Flowchart 1. How to Determine if a Project is Eligible for a Tier Density Bonus**



Note: Tier 1 receives only the State density bonus.

# Community Benefit Density Bonuses

Projects that qualify for and implement Tier 2, 3, or 4 bonuses are also eligible for Community Benefit Bonuses. These bonuses are granted based on the project's incorporation of workforce housing, units with three or more bedrooms, child day care facilities, public open spaces, or neighborhood commercial spaces. Summaries of these bonuses are provided in the table below.

**Table 2. Community Benefit Density Bonuses**

Community Benefit	Bonus Requirements	Bonus
<b>Workforce Housing Bonus</b>	Projects restricting at least 10% of their base units to households earning between 80 percent and 140 percent of the AML.	5% base density bonus.
<b>Three or More Bedroom Unit Bonus</b>	Projects that designate at least 11% of total units as three or more bedrooms.	One percent for each additional percentage above 10% of the units that are 3 or more bedrooms with a maximum bonus of 5 percent.
<b>Child Day Care Facility Bonus</b>	Projects that include a dedicated, fully licensed Child Day Care Facility of at least 500 square feet.	Density bonus equal to State bonus plus the square footage of the Child Day Care Facility.
<b>Public Open Space Bonus</b>	Projects that include at least 3,000 square feet of public open space.	One unit per 1,000 square feet of eligible public open space, up to 10 units.
<b>Neighborhood-Oriented Commercial Bonus</b>	Projects that include at least 1,000 square feet of Neighborhood-Oriented Commercial space.	One unit per 1,000 square feet of eligible Neighborhood-Oriented Commercial Space, up to 5 units.
<b>Bus Shelter Bonus</b>	Projects that install a new bus shelter (or shelters) or maintain an existing bus shelter to City standards.	2 units maximum regardless of the number of bus stops required of the project.

**Flowchart 2. How to determine if a project is eligible for a Community Benefit Bonus**



# How to calculate the bonuses

Bonuses are calculated in the following order:

1. Calculate and apply the State bonuses as required by State Law.
2. Calculate and apply the Tier Density Bonus to the **base units**, if applicable.
3. Calculate and apply the Community Benefit Density Bonus to the **base units**, if applicable.

Note that each type of bonus is calculated and applied to the base units independent of each other. Local tier and community benefits bonuses only apply to **base units**, not bonus units. Also, the local bonuses do not compound or multiply each other or State bonuses.

Also, projects in the “Mixed-Use Corridor 1” (MU-1) and “Mixed-Use Corridor 2” (MU-2) zones that qualify for any Tier Density Bonus receive an increased base density to 65 dwelling units per acre.

Flowchart 3 identifies the process for calculating density bonuses.





## Waivers and Concessions

Developers may request waivers and/or concessions under the Culver City Density Bonus Ordinance to increase the feasibility of housing projects. These tools allow flexibility in meeting zoning and development standards while promoting housing production.

### *Waivers*

Waivers from Development Standards are available to address zoning or architectural requirements that would otherwise physically prevent a project from being constructed at the permitted density or with the approved incentives. Developers must demonstrate that a waiver is necessary for the physical feasibility of the project. Common waiver requests include reduced lot sizes, increased building height or lot coverage, and reduced street standards or building separation requirements.

### *Concessions*

In addition to State Density Bonus Law concessions, the Culver City DBO provides local concessions for projects that meet specific criteria. Tier 2–4 projects are eligible for one additional concession, and 100 percent affordable projects are eligible for two additional concessions. Concessions may apply to various development standards, fees, or other requirements that, if applied, make the project's affordable housing construction cost prohibitive. The City cannot require a developer to submit financial data that proves a concession is necessary.

## Affordability Restrictions

Affordability restrictions are established by the City of Culver City, state, and/or federal law to ensure that Affordable Housing Units remain accessible to lower-income households over time. These restrictions limit the rents for rental units and the sales prices for ownership units as follows:

- Rental Units: Must remain affordable to Acutely Low-, Extremely Low-, Very Low-, or Low-Income households for a minimum of 55 years. Rent restrictions are secured through a regulatory agreement recorded against the property.
- Ownership Units: Must remain affordable to Moderate-Income households for a minimum of 45 years. Resale controls are implemented through recorded resale restrictions, deeds of trust, or similar mechanisms.

## Applying for a bonus

Requests for bonuses pursuant to the Culver City DBO are made as part of the existing application process for a residential or mixed-use development project. Generally, no additional discretionary approvals are required for projects that qualify under the Local Culver City DBO. Exceptions include projects which request five or more waivers.

To apply, the developer generally needs to provide the following items in addition to items required for State bonuses:

- An Affordable Housing Plan (AHP), which details the layout, affordability levels, location, phasing, compliance, and marketing strategies for affordable units.

- An Affordable Housing Agreement (AHA), which is a contract to ensure the units meet affordability requirements, and details things like unit production, location, and annual monitoring.
- A narrative and justification for any waivers, concessions, or incentives.
- Additional documentation is required if the project plans to utilize the Child Day Care Facility, Public Open Space, or Neighborhood-Oriented Commercial Local Bonuses.
- A Senior Housing Agreement is required for projects which utilize a Senior Citizen housing bonus.
- This list is not comprehensive, and additional documentation may be needed.

# Appendix A. Example Projects

**Example 1.** 0.5-acre development zoned RHD with 8% very low income units, outside High Quality Transit Area.



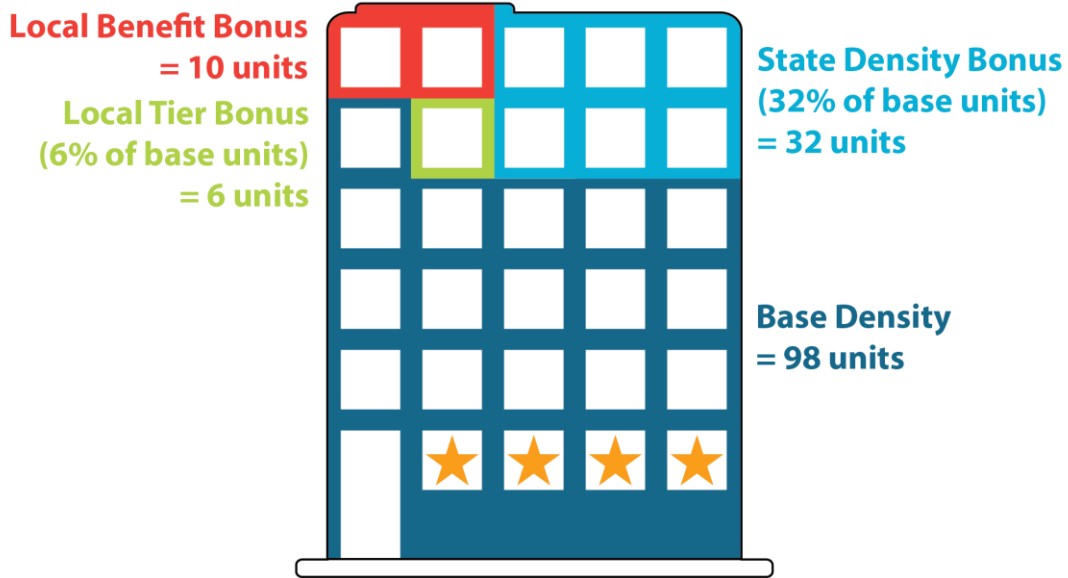
**21 Total Units (6 density bonus units and 2 income-restricted units)**

Item	Requirement	Units
<b>Base density</b>	Located in RHD zone	29.04 du/ac
<b>Base units</b>	-	15 units
<b>Which Tier does the project qualify for?</b>	The Project is outside a high-quality transit area. Because it provides at least 50% more than the State minimum of 5% VLI units, it qualifies for a <b>Tier 2</b> bonus.	
<b>State Density Bonus<sup>5</sup></b>	2 very low income units 8% of base units	+5 unit bonus 27.5% of base units
<b>AB 1287 State Density Bonus<sup>6</sup></b>	Not eligible; does not maximize VLI units	
<b>Tier 2 Density Requirements and Bonus</b> Project must provide at least 50% more VLI units than the minimum State requirement.	-	+1 unit bonus 4% of base units
<b>Community Benefit Density Bonuses</b>	None	None
<b>Total units after all bonuses are applied</b>	<b>21 units, 42 units per acre. 6 total additional units. 2 very low income units.</b>	

<sup>5</sup> [California Code, GOV 65915.](#)

<sup>6</sup> [CA AB1287 | 2023-2024 | Regular Session](#)

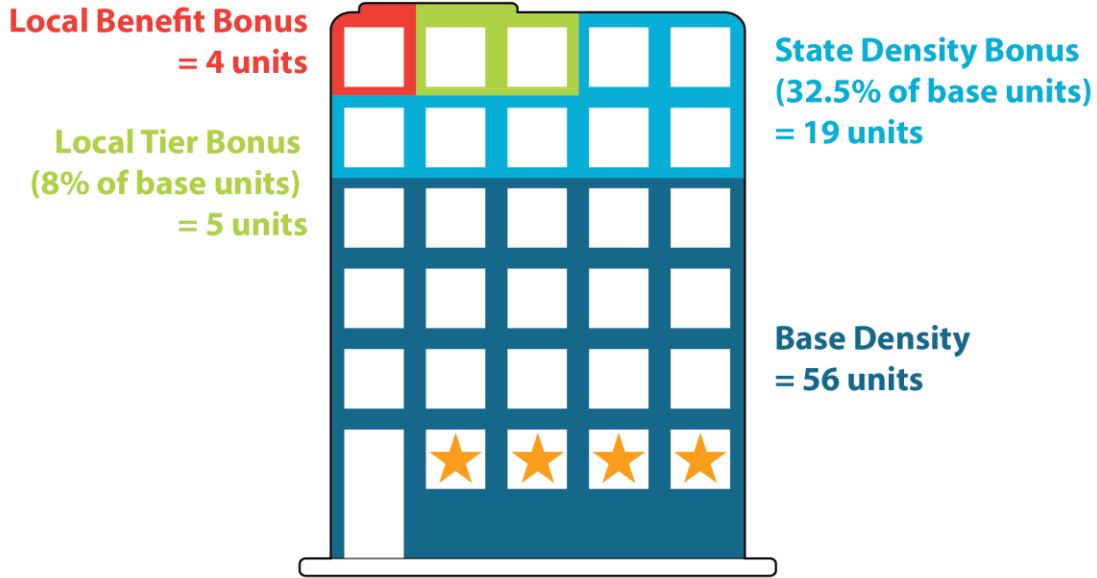
**Example 2. 1.5-acre development zoned MU-1 with 18% low income units and 10,000 square feet of Public Open Space within a High-Quality Transit Area.**



**146 Total Units (48 density bonus units and 18 income-restricted units)**

Item	Requirement	Units
<b>Base density</b>	Located in MU-1	65 du/ac
<b>Base units</b>	-	98
<b>Which Tier does the project qualify for?</b>	The Project is in a High-Quality Transit Area and provides at least 18% LI units, which is at least 75% more than of the minimum State Density Bonus requirement of 10%. Therefore it qualifies for <b>Tier 3</b> density bonus.	
<b>State Density Bonus</b>	18 low-income units 18% of base units	+32 unit bonus 32% of base units
<b>AB 1287 State Density Bonus</b>	Not eligible; does not maximize LI units	
<b>Tier 3 Density Requirements and Bonus</b> Project must provide at least 75% more LI units than the minimum State requirement.	-	+6 unit bonus 6% of base units
<b>Community Benefit Density Bonus</b>	10,000 square feet of open space	+10 unit bonus
<b>Total units after all bonuses are applied</b>	<b>146 units, 98 units per acre. 48 total additional units. 18 income-restricted units.</b>	

**Example 3. 0.85-acre development zoned MU-1 with 10% very low income units, 10% workforce units, 11% units are 3 or more bedrooms, and within half a mile of Culver City Station.**



**84 Total Units (28 density bonus units and 12 income-restricted units)**

Item	Requirement	Units
<b>Base density</b>	Located in MU-1	65 du/ac
<b>Base units</b>	-	56 units
<b>Which Tier does the project qualify for?</b>	The Project is within half a mile of the Culver City Metro Station and provides 10% VLI units, which is at least 100% more than the minimum State requirement. It qualifies for <b>Tier 4</b> .	
<b>State Density Bonus</b>	6 very low income units 10% of base units	+19 unit bonus 32.5% of base units
<b>AB 1287 State Density Bonus</b>	Not eligible; does not maximize VLI units	
<b>Tier 4 Density Requirements and Bonus</b> Project must provide at least 100% more VLI units than the minimum State requirement.	-	+5 unit bonus 8% of base units
<b>Community Benefit Density Bonuses</b>	6 workforce units  9 units with three or more bedrooms	+3 units 5% of base units  +1 units 1% of base units
<b>Total units after all bonuses are applied</b>	<b>84 units, 99 units per acre. 28 total additional units. 12 income-restricted units.</b>	

# Appendix B. Graphs to Aid Tier Density Bonus Calculations

The following tables may be used to estimate the Affordable Unit Requirements and Bonuses percentages for projects which utilize different Tier Density Bonuses.

**Table 1. Aid for calculating Very Low Income Tier Bonuses**

State Affordable Unit Requirements	State VLI Density Bonus	Tier 2 Density Bonus (20% of minimum State Bonus)	Total Tier 2 + State Bonus	Tier 3 Density Bonus (30% of minimum State Bonus)	Total Tier 3 + State Bonus	Tier 4 Density Bonus (40% of minimum State Bonus)	Total Tier 4 + State Bonus
5.00%	20.00%	NA	NA	NA	NA	NA	NA
6.00%	22.50%	NA	NA	NA	NA	NA	NA
6.25%	22.50%	NA	NA	NA	NA	NA	NA
7.00%	25.00%	NA	NA	NA	NA	NA	NA
7.50%	25.00%	NA	NA	NA	NA	NA	NA
8.00%	27.50%	+4.00%	31.50	NA	NA	NA	NA
9.00%	30.00%	+4.00%	34.00	+6.00%	36.00%	NA	NA
10.00%	32.50%	+4.00%	36.50	+6.00%	38.50%	+8.00%	40.50%
11.00%	35.00%	+4.00%	39.00	+6.00%	41.00%	+8.00%	43.00%
12.00%	38.75%	+4.00%	42.75	+6.00%	44.75%	+8.00%	46.75%
13.00%	42.50%	+4.00%	46.50	+6.00%	48.50%	+8.00%	50.50%
14.00%	46.25%	+4.00%	50.25	+6.00%	52.25%	+8.00%	54.25%
15.00%	50.00%	+4.00%	54.00	+6.00%	56.00%	+8.00%	58.00%

**Table 2. Aid for calculating Low Income Tier Bonuses**

State Affordable Unit Requirements	State VLI Density Bonus	Tier 2 Density Bonus (20% of minimum State Bonus)	Total Tier 2 + State Bonus	Tier 3 Density Bonus (30% of minimum State Bonus)	Total Tier 3 + State Bonus	Tier 4 Density Bonus (40% of minimum State Bonus)	Total Tier 4 + State Bonus
10.00%	20.00%	NA	NA	NA	NA	NA	NA
11.00%	21.50%	NA	NA	NA	NA	NA	NA
12.00%	23.00%	NA	NA	NA	NA	NA	NA
13.00%	24.50%	NA	NA	NA	NA	NA	NA
14.00%	26.00%	NA	NA	NA	NA	NA	NA
15.00%	27.50%	+4.00%	31.50%	NA	NA	NA	NA
16.00%	29.00%	+4.00%	33.00%	NA	NA	NA	NA
17.00%	30.50%	+4.00%	34.50%	NA	NA	NA	NA
18.00%	32.00%	+4.00%	36.00%	+6.00%	38.00%	NA	NA
19.00%	33.50%	+4.00%	37.50%	+6.00%	39.50%	NA	NA
20.00%	35.00%	+4.00%	39.00%	+6.00%	41.00%	+8.00%	43.00%
21.00%	38.75%	+4.00%	42.75%	+6.00%	44.75%	+8.00%	46.75%
22.00%	42.50%	+4.00%	46.50%	+6.00%	48.50%	+8.00%	50.50%

23.00%	46.25%	+4.00%	50.25%	+6.00%	52.25%	+8.00%	54.25%
24.00%	50.00%	+4.00%	54.00%	+6.00%	56.00%	+8.00%	58.00%

**Table 3. Aid for calculating Moderate Income Tier Bonuses**

State Affordable Unit Requirements	State VLI Density Bonus	Tier 2 Density Bonus (20% of minimum State Bonus)	Total Tier 2 + State Bonus	Tier 3 Density Bonus (30% of minimum State Bonus)	Total Tier 3 + State Bonus	Tier 4 Density Bonus (40% of minimum State Bonus)	Total Tier 4 + State Bonus
10.00%	5.00%	NA	NA	NA	NA	NA	NA
11.00%	6.00%	NA	NA	NA	NA	NA	NA
12.00%	7.00%	NA	NA	NA	NA	NA	NA
13.00%	8.00%	NA	NA	NA	NA	NA	NA
14.00%	9.00%	NA	NA	NA	NA	NA	NA
15.00%	10.00%	+1.00%	11.00%	NA	NA	NA	NA
16.00%	11.00%	+1.00%	12.00%	NA	NA	NA	NA
17.00%	12.00%	+1.00%	13.00%	NA	NA	NA	NA
18.00%	13.00%	+1.00%	14.00%	+1.50%	14.50%	NA	NA
19.00%	14.00%	+1.00%	15.00%	+1.50%	15.50%	NA	NA
20.00%	15.00%	+1.00%	16.00%	+1.50%	16.50%	+2.00%	17.00%
21.00%	16.00%	+1.00%	17.00%	+1.50%	17.50%	+2.00%	18.00%
22.00%	17.00%	+1.00%	18.00%	+1.50%	18.50%	+2.00%	19.00%
23.00%	18.00%	+1.00%	19.00%	+1.50%	19.50%	+2.00%	20.00%
24.00%	19.00%	+1.00%	20.00%	+1.50%	20.50%	+2.00%	21.00%
25.00%	20.00%	+1.00%	21.00%	+1.50%	21.50%	+2.00%	22.00%
26.00%	21.00%	+1.00%	22.00%	+1.50%	22.50%	+2.00%	23.00%
27.00%	22.00%	+1.00%	23.00%	+1.50%	23.50%	+2.00%	24.00%
28.00%	23.00%	+1.00%	24.00%	+1.50%	24.50%	+2.00%	25.00%
29.00%	24.00%	+1.00%	25.00%	+1.50%	25.50%	+2.00%	26.00%
30.00%	25.00%	+1.00%	26.00%	+1.50%	26.50%	+2.00%	27.00%
31.00%	26.00%	+1.00%	27.00%	+1.50%	27.50%	+2.00%	28.00%
32.00%	27.00%	+1.00%	28.00%	+1.50%	28.50%	+2.00%	29.00%
33.00%	28.00%	+1.00%	29.00%	+1.50%	29.50%	+2.00%	30.00%
34.00%	29.00%	+1.00%	30.00%	+1.50%	30.50%	+2.00%	31.00%
35.00%	30.00%	+1.00%	31.00%	+1.50%	31.50%	+2.00%	32.00%
36.00%	31.00%	+1.00%	32.00%	+1.50%	32.50%	+2.00%	33.00%
37.00%	32.00%	+1.00%	33.00%	+1.50%	33.50%	+2.00%	34.00%
38.00%	33.00%	+1.00%	34.00%	+1.50%	34.50%	+2.00%	35.00%
39.00%	34.00%	+1.00%	35.00%	+1.50%	35.50%	+2.00%	36.00%
40.00%	35.00%	+1.00%	36.00%	+1.50%	36.50%	+2.00%	37.00%
41.00%	38.75%	+1.00%	39.75%	+1.50%	40.25%	+2.00%	40.75%

42.00%	42.50%	+1.00%	43.50%	+1.50%	44.00%	+2.00%	44.50%
43.00%	46.25%	+1.00%	47.25%	+1.50%	47.75%	+2.00%	48.25%
44.00%	50.00%	+1.00%	51.00%	+1.50%	51.50%	+2.00%	52.00%

## AB 1287: How it interacts with Culver City Density Bonuses

Under State Law, AB 1287 Bonuses first require Residential Development Projects to maximize Very Low Income, Low Income, or Moderate Income units under California State Density Bonus Laws. The following table shows the minimum number of affordable units required before a project becomes eligible for additional bonuses under AB 1287:

**Table 4. Minimum Affordable Units Required to qualify for AB 1287 bonuses**

Income Level	Base Units Required
VLI	15.00%
LI	24.00%
MI (For Sale only)	44.00%

Once a project has met this State requirement, it becomes eligible for AB 1287 provisions.

The following table may be used to help calculate Tier Density Bonuses for projects which are eligible for AB 1287 bonuses.

Additionally, the subsequent example projects further illustrate how AB 1287 interacts with Tier and Community benefit bonuses.

**Table 5. Additional Very Low Income Bonuses Under AB 1287: Additional Requirements and Bonuses for Tier Density Bonuses**

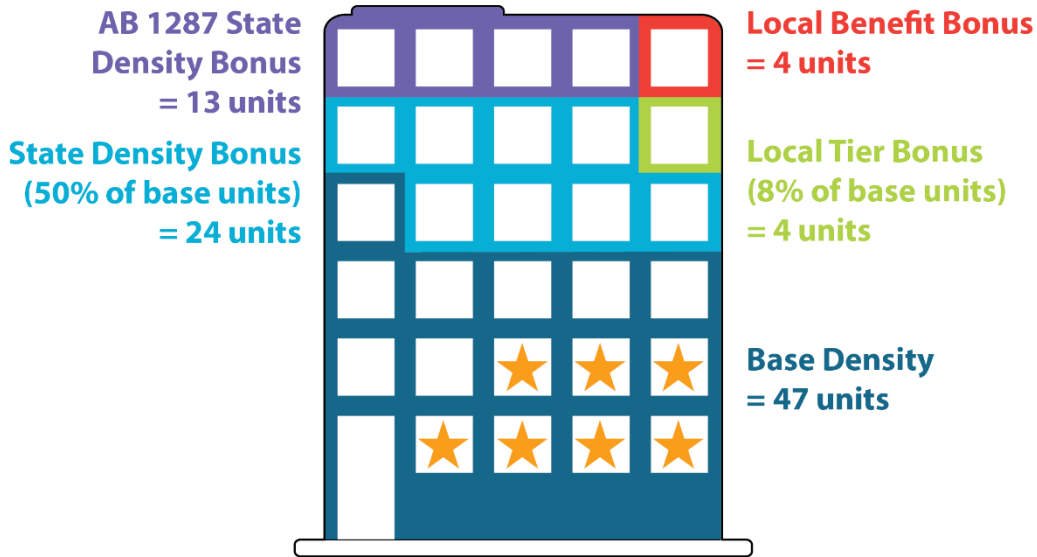
Percentage of Additional Very Low Income Units	AB 1287 Density Bonus	Tier 2 Density Bonus (20% of minimum State Bonus)	Total Tier 2 + State Bonus	Tier 3 Density Bonus (30% of minimum State Bonus)	Total Tier 3 + State Bonus	Tier 4 Density Bonus (40% of minimum State Bonus)	Total Tier 4 + State Bonus
5.00%	20.00%	NA	NA	NA	NA	NA	NA
6.00%	23.75%	NA	NA	NA	NA	NA	NA
7.00%	27.50%	NA	NA	NA	NA	NA	NA
8.00%	31.25%	+4.00%	35.25%	NA	NA	NA	NA
9.00%	35.00%	+4.00%	39.00%	+6.00%	41.00%	NA	NA
10.00%	38.75%	+4.00%	42.75%	+6.00%	44.75%	+8.00%	46.75%



**Table 6. Additional Moderate Income Bonuses Under AB 1287: Additional Requirements and Bonuses for Tier Density Bonuses (For Sale Only)**

Percentage of Additional Very Low Income Units	AB 1287 Density Bonus	Tier 2 Density Bonus (20% of minimum State Bonus)	Total Tier 2 + State Bonus	Tier 3 Density Bonus (30% of minimum State Bonus)	Total Tier 3 + State Bonus	Tier 4 Density Bonus (40% of minimum State Bonus)	Total Tier 4 + State Bonus
5.00%	20.00%	NA	NA	NA	NA	NA	NA
6.00%	22.50%	NA	NA	NA	NA	NA	NA
7.00%	25.00%	NA	NA	NA	NA	NA	NA
8.00%	27.50%	+4.00%	31.50%	NA	NA	NA	NA
9.00%	30.00%	+4.00%	34.00%	+6.00%	36.00%	NA	NA
10.00%	32.50%	+4.00%	36.50%	+6.00%	38.50%	+8.00%	40.50%
11.00%	35.00%	+4.00%	39.00%	+6.00%	41.00%	+8.00%	43.00%
12.00%	38.75%	+4.00%	42.75%	+6.00%	44.75%	+8.00%	46.75%
13.00%	42.50%	+4.00%	46.50%	+6.00%	48.50%	+8.00%	50.50%

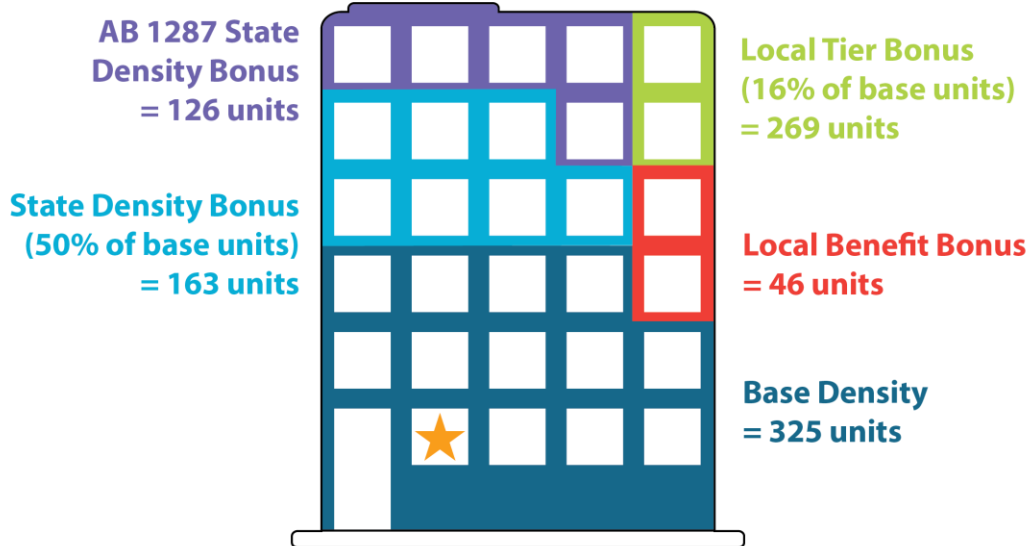
**AB 1287-eligible project: 1.6-acre development zoned RHD with 24% low income units, 8% moderate income units, 10% workforce units, 11% units are 3 or more bedrooms, outside High Quality Transit Area.**



**92 Total Units (45 density bonus units and 21 income-restricted units)**

Item	Requirement	Units
<b>Base density</b>	Located in RHD zone	29.04 du/ac
<b>Base units</b>	-	47 units
<b>Which Tier does the project qualify for?</b>	The Project is outside a High Quality Transit Area, meaning it qualifies only for <b>Tier 1</b> or <b>Tier 2</b> . Since the project goes beyond minimum State requirement for LI units by at last 50%, it qualifies for <b>Tier 2</b> .	
<b>State Density Bonus</b>	12 low income units  24% of units, including State density bonus units	+24 unit bonus 50% of base units
<b>AB 1287 State Density Bonus</b>	4 moderate income units  8% of units, including State density bonus units	+13 unit bonus  27.5% of base units
<b>Tier 2 Density Bonus</b> Must provide at least 50% more units than the State minimum requirements.	-	+2 unit bonus (for LI) 4% of base units  +2 unit bonus (for MI) 4% of base units
<b>Community Benefit Density Bonuses</b>	5 workforce units 10 units with three or more bedrooms	+3 units +1 units
<b>Total units after all bonuses are applied</b>	<b>92 units, 56 units per acre. 45 total additional units. 21 income-restricted units.</b>	

**Example 4. AB 1287-eligible project: 5-acre development zoned MU-1 with 10% very low income units, 24% low income units, 10% workforce units, 25% 3 bedroom units, 1000 square foot childcare facility, 3,000 square feet of open space, 10,000 square feet of neighborhood commercial, and 2 bus shelters, adjacent to Culver City Station.**



**714 Total Units (144 density bonus units and 82 income-restricted units)**

Item	Requirement	Units
<b>Base density</b>	Located in MU-1	65 du/ac
<b>Base units</b>	-	325
<b>Which Tier does the project qualify for?</b>	Because it provides at least 100% more than State minimums and is adjacent to a metro station, the Project qualifies for <b>Tier 4</b> density bonus.	
<b>State Density Bonus</b>	78 low income units 24% of base units	+163 unit bonus 50% of base units
<b>AB 1287 State Density Bonus</b>	33 very low income units 10% of units	+126 unit bonus 38.75% of base units
<b>Tier 4 Density Bonus</b> Must provide at least 100% more income-restricted units that minimum State requirement.	-	+26 unit bonus (for LI units) 8% of base units  +26 unit bonus (for AB 1287/VLI units) 8% of base units
<b>Community Benefit Density Bonuses</b>	33 workforce units 10% of base units  82 3- or more bedroom units 25% of base units  2,000 square foot childcare facility  3,000 square feet of public open space	+17 unit bonus 5% of base units  +17 unit bonus 5% of base units  +4 unit bonus  +3 unit bonus

	10,000 square feet of neighborhood-oriented commercial	+5 unit bonus
	2 bus shelters	+2 unit bonus
<b>Total units after all bonuses are applied</b>	<b>714 units, 143 units per acre. 144 total additional units. 82 3-bed units, child day care facility, open space, neighborhood-oriented commercial, two sheltered bus stops.</b>	

# Appendix C. Frequently Asked Questions

## **Are these bonuses financial incentives for affordable housing?**

No. Neither the Tier nor the Community Benefit Density Bonuses include financial incentives for affordable housing. The City is not required to provide direct financial incentives, such as subsidies or publicly owned land. However, such incentives may be offered at the City's discretion, but they are not directly addressed in this ordinance.

## **Can projects qualify for both Tier Density Bonuses and Community Benefit Bonuses?**

Yes. Projects that meet the requirements for Tier 2, 3, or 4 bonuses are also eligible for Community Benefit Bonuses. These bonuses incentivize features such as workforce housing, family-sized units, public open spaces, and childcare facilities.

## **How long must affordable units remain affordable?**

- Rental units: At least 55 years for Acutely Low-, Extremely Low-, Very Low-, or Low-Income households.
- Ownership units: At least 45 years for Moderate-Income households.

## **How will these bonuses impact quality of life?**

The Density Bonus Ordinance includes provisions to support quality of life. For example, Community Benefit Bonuses incentivize projects to provide features such as workforce housing, family-sized units, public open spaces, and childcare facilities.

## **What are Tier Density Bonuses?**

Tier Density Bonuses are local enhancements to State Density Bonuses. They provide additional incentives based on proximity to high-quality transit and the amount of affordable housing provided. There are four tiers, with higher tiers offering greater benefits.

## **What documents are required to apply for a density bonus?**

Developers must provide the following, in addition to the standard application materials:

- An Affordable Housing Plan (AHP) detailing unit affordability, location, and compliance strategies.
- An Affordable Housing Agreement (AHA) ensuring affordability requirements are met for the specified term.
- A narrative justifying waivers, concessions, or incentives. Additional documents may be required for specific bonuses, such as childcare facilities or public open spaces.
- Other documents may be required.

## **What guarantees that affordable units will stay affordable?**

Affordability is ensured through legal agreements, such as regulatory agreements for rental units and resale restrictions for ownership units. These agreements are recorded against the property title and monitored for 45–55 years, depending on the income level served.

### **What is the difference between a waiver and a concession?**

- Waivers: Allow deviations from development standards (e.g., setbacks, height limits) that would otherwise physically prevent achieving permitted density or incentives.
- Concessions: Provide flexibility in requirements that if applied makes the project cost prohibitive, such as fee reductions or additional height allowances, to enhance project feasibility.

### **What is the purpose of the Culver City Density Bonus Ordinance (DBO)?**

The DBO aims to incentivize affordable housing by granting developers additional density, waivers, and concessions in exchange for including affordable units in their projects.

### **Who qualifies for a Density Bonus under the DBO?**

Residential or mixed-use projects with five or more units that include at least one of the qualifying affordability categories outlined in the DBO may qualify. Projects must also comply with State Density Bonus Law (Government Code Section 65915).

### **Why are developers allowed to build taller buildings or reduce setbacks?**

These adjustments make housing projects more feasible in high-cost areas. The DBO uses a tiered bonus system to regulate the scale of these modifications while ensuring they align with broader housing goals. This also helps to direct higher densities in areas that are already densely developed and are well-served by transit and amenities.