

**ATTACHMENT NO. 1
DISCUSSION OF CITYWIDE DENSITY BONUS ORDINANCE UPDATE**

January 2024, Base Density Bonuses Granted by the State of California		
Unit/Development Type	Percentage of Units Required	Percentage Density Bonus
LI (up to 80% AMI)	10-24%	20-50%
VLI (up to 50% AMI)	5-15%	20-50%
Senior Citizen Development	50-100%	20%
MI (up to 120% AMI), For-Sale Only	10-44%	5-50%
Transitional Foster Youth, Disabled Veterans, Unhoused Persons at 50% AMI	10%	20%
Student Housing at 80% AMI	20%	35%
100% Affordable Developments	80% at 80% AMI + 20% at 120% AMI	80% or unlimited bonus if within a ½ mile of high-quality transit

Notes: Very Low-Income (VLI)
 Low-Income (LI)
 Moderate Income (MI)
 Average Median Income (AMI)