

COMMUNITY BENEFITS AFFORDABLE HOUSING EXAMPLES
CULVER CITY, CALIFORNIA

I. Basic Assumptions

Site Size	40,000	Square Feet	0.92	Acre
Maximum Height Limit	56	Feet		
Potential Leasable Area	70%	Efficiency		
Base Density	35	Units Per Acre		
Community Benefit Density	50/65	Units Per Acre		
Community Benefit Requirement	15%	of the total number of units allowed by the Mixed-Use Ordinance		

Maximum Section 65915 Density Bonus	35%	increase to the 35 units per acre base zoning
Assumed Section 65915 Density Bonus Affordability	11%	of the 35 units per acre base zoning
Micro-Unit Density Bonus	14%	of the 50/65 per unit community benefits zoning

Unit Sizes	Projected	Minimum	Unit Mix	
Studio Micro-Unit	350	350	0%	25%
Studio	550	500	25%	0%
One-Bedroom	750	700	30%	30%
Two-Bedrooms	1,000	900	40%	40%
Three-Bedrooms	1,200	1,100	5%	5%

Maximum % of Units less than 700 square feet	25%
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Affordability Standards	
Community Benefits Units	129% AMI
State Density Bonus Units	50% AMI

		35 Units Per Acre		50 Units Per Acre		50 Units Per Acre + 14% Micro-Unit Bonus		65 Units Per Acre		65 Units Per Acre + 14% Micro-Unit Bonus		
		No State Density Bonus	State Density Bonus	No State Density Bonus	State Density Bonus	No State Density Bonus	State Density Bonus	No State Density Bonus	State Density Bonus	No State Density Bonus	State Density Bonus	
II.	Maximum Number of Units	1	33	45	46	63	52	71	60	81	68	92
III.	Unit Mix											
	Studio Micro-Unit		0	0	0	0	13	18	0	0	17	23
	Studio		8	11	12	16	0	0	15	20	0	0
	One-Bedroom		10	14	14	19	16	21	18	24	20	28
	Two-Bedrooms		13	18	18	25	19	28	24	33	27	36
	Three-Bedrooms		2	2	2	3	3	4	3	4	3	5
	Total Number of Units		33	45	46	63	51	71	60	81	67	92
	Crosscheck		TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	FALSE	TRUE
IV.	Building Area											
	Leasable Area (Square Feet)		27,300	36,950	37,500	51,650	39,150	54,850	49,350	66,800	51,550	71,050
	Gross Building Area (Square Feet)		39,000	52,786	53,571	73,786	55,929	78,357	70,500	95,429	73,643	101,500
	% Increase in Gross Building Area	2					4%	6%			4%	6%
	Density (Units Per Acre)		36	49	50	69	56	77	65	88	73	100
	FAR		0.98	1.32	1.34	1.84	1.40	1.96	1.76	2.39	1.84	2.54
V.	Number of Affordable Units											
	Community Benefits Units - 129% AMI				7	5	8	7	9	8	10	10
	State Density Bonus Units - 50% AMI	3	NA	4		4		4		4		4
	Total Number of Affordable Units		0	4	7	9	8	11	9	12	10	14
	Percentage of Total Units	4			15%	14%	16%	15%	15%	15%	15%	15%

¹ In accordance with Government Code Sections 65915-65918 all unit counts must be rounded up to the next whole number.

² The percentage increase relates to the change in gross building area related to the micro-unit density bonus.

³ In all State Density Bonus scenarios the required number of State Density Bonus very low income units is set at 11% of the 33 units allowed by the 35 Units Per Acre base zoning.

⁴ Percentages that vary from 15% are caused by mathematical rounding.