

ATTACHMENT C

Eligibility Points Schedule for Density Bonus

TOWN DENSITY BONUS CALCULATOR

Project Location:

60 Joaquin Road

Directions for Use:

1. Enter gross lot area, calculated in acres
2. Enter requested number of units, not to exceed twice the base density

Example Project			
Gross Lot Area (in acres)	0.2	acres	
Base Site Density (12 units/acre)	2.4	12 units/acre	
Rounds Up Since its > 0.66	2		
Requested No. of Units	4	20 units/acre	
Maximum Site Density (Double Base Site Density)	4	20 units/acre	
Bonus Requested (Requested No. of Units less Base Site Density)	2		
Bonus Increment (Maximum Site Density less Base Site Density)	2	Points Rounded up to Nearest Factor of 5	
Eligibility Points Required (Bonus Requested / Bonus Increment x 100)	100	100	
Eligibility Points are then earned by deed restricting from one of the Affordability Levels the specified number of Base Site Density Units shown in the Rounded Up / Down column below:			
Affordability Level Category	Restrict	# of Units	Rounded Up / Down
Low-Income	55.0%	1.10	1
Moderate-Income	65.0%	1.30	1
Middle-Income	75.0%	1.50	2
Occupancy-Restricted	85.0%	1.70	2
<i>Calculations Resulting in a Fraction that is ≥ 0.50% Rounds Up to the Next Higher Whole Number;</i> <i>Calculations Resulting in a Fraction that is < 0.50% Rounds Down to the Next Lower Whole Number</i>			
Maximum density bonus available pursuant to the State Density Bonus Program:			
Density Bonus w/ Low-Income State Density Bonus:	Base Site Density: N/A Since the Base Density is Less than 5 Units		
	Restrict:		
	Bonus Granted:		
	Total Units:		
Density Bonus w/ Moderate-Income State Density Bonus:	Base Site Density: N/A Since the Base Density is Less than 5 Units		
	Restrict:		
	Bonus Granted:		
	Total Units:		

Points Awarded		AFFORDABILITY LEVEL CATEGORY			
		Low-Income (41% - 80%)	Moderate-Income (81% - 120%)	Middle-Income (121% - 150%)	Occupancy Restricted
ELIGIBILITY POINTS	5	7.5%	17.5%	27.5%	37.5%
	10	10.0%	20.0%	30.0%	40.0%
	15	12.5%	22.5%	32.5%	42.5%
	20	15.0%	25.0%	35.0%	45.0%
	25	17.5%	27.5%	37.5%	47.5%
	30	20.0%	30.0%	40.0%	50.0%
	35	22.5%	32.5%	42.5%	52.5%
	40	25.0%	35.0%	45.0%	55.0%
	45	27.5%	37.5%	47.5%	57.5%
	50	30.0%	40.0%	50.0%	60.0%
	55	32.5%	42.5%	52.5%	62.5%
	60	35.0%	45.0%	55.0%	65.0%
	65	37.5%	47.5%	57.5%	67.5%
	70	40.0%	50.0%	60.0%	70.0%
	75	42.5%	52.5%	62.5%	72.5%
	80	45.0%	55.0%	65.0%	75.0%
	85	47.5%	57.5%	67.5%	77.5%
	90	50.0%	60.0%	70.0%	80.0%
	95	52.5%	62.5%	72.5%	82.5%
	100	55.0%	65.0%	75.0%	85.0%

The percentages in the table above were initially established using the Low-Income Percentage required for 40 Eligibility Point and then adjusted proportionately from there at 2.5% increments for each change in the number of Eligibility Points and at 10% increments for each change in Affordability Level Category. The 40 Eligibility Points location and the 25 percent multiplier were used because this represented the location where the State Density Bonus Program would require less deed restricted units than the Town program, thereby making the State Density Bonus Program more attractive and not creating a system that is directly competing with the State program.

Low-Income Household: Restrict to 80% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Moderate-Income Household: Restrict to 120% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Middle-Income Household: Restrict to 150% AMI or below, Principal Place of Residence, and Employed in Mono or Inyo County
Occupancy-Restricted Household: Requires Principal Place of Residence and Employed in Mono or Inyo County