



CITY OF LOS ALAMITOS

AFFORDABLE HOUSING UNIT & DENSITY BONUS

APPLICATION

Development Services Department
3191 Katella Ave., Los Alamitos, CA 90720-5600
Phone: (562) 431-3538 Fax: (562) 493-0678

PROPERTY OWNER'S NAME AND ADDRESS

Name and/or Executor: _____

Address: _____

Telephone Number: _____ Email: _____

DEVELOPER'S NAME AND ADDRESS (IF DIFFERENT FROM OWNER)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

AFFORDABLE HOUSING DEVELOPER'S NAME AND ADDRESS (IF DIFFERENT FROM PRIMARY PROJECT DEVELOPER)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

AUTHORIZED REPRESENTATIVE AGENT FOR PROJECT'S NAME AND ADDRESS (IF DIFFERENT FROM ABOVE)

Name: _____

Address: _____

Telephone Number: _____ Email: _____

LOCATION OF PROPERTY TO BE DEVELOPED

Street Address(es): _____

Assessor's Parcel Number(s): _____

Please attach proof of ownership that includes a legal description. Do not attach original documents. The City will not be responsible for their return.

PROJECT DESCRIPTION

Please use additional pages as needed to fully describe your project.

Entire Project

Parcel size:

Total number of units

Total number of:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

Affordable Component

Total number of affordable units

Total number of affordable:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

Market Rate Component

Total number of market-rate units

Total number of market-rate:

Studio units:

1-bedroom units:

2-bedroom units:

3-bedroom units:

4 or more bedroom units:

☐ Does the project include a childcare facility? If so, what square footage? _____

☐ Is the project is intended for a Special Needs Population. Please describe:

DENSITY BONUS

In order to qualify the project for a density bonus and/or incentives or concessions, very low- and low income density bonus units must be subject to legally enforceable covenants restricting occupancy, rents, and sales prices for a minimum of fifty-five (55) years for “for rent” projects and forty-five (45) years for “for sale” projects. For sale units will be subject to a legally enforceable equity sharing agreement as described in California Government Code Section 65915. The owner or applicant requesting a density bonus will be required to enter into a density bonus affordable housing regulatory agreement with the City of Los Alamitos implementing the project’s affordable housing obligations. The City of Los Alamitos will monitor and enforce these agreements and covenants for the term of the affordability restriction.

The following are the allowable income limits as adjusted for family size as may be amended periodically by the Orange County Housing and Community Development Department:

Section 6932. 2025 Income Limits

Number of Persons in Household:		1	2	3	4	5	6	7	8
Orange County Area Median Income: \$136,600	Acutely Low	14350	16400	18450	20500	22150	23800	25400	27050
	Extremely Low	35550	40600	45700	50750	54850	58900	62950	67000
	Very Low Income	59250	67700	76150	84600	91400	98150	104950	111700
	Low Income	94750	108300	121850	135350	146200	157050	167850	178700
	Median Income	95600	109300	122950	136600	147550	158450	169400	180300
	Moderate Income	114750	131100	147500	163900	177000	190100	203250	216350

Is this a 100% affordable unit project? Yes ☐ No ☐

Is this a senior living project? Yes ☐ No ☐

Base Density (Total Units¹): _____

Standard Density Bonus Calculation Government Code § 65915(b)(1)			
	Very Low Income	Low Income	Moderate Income
Number of Units			
Affordable Unit Percentage²			

Note: Per the Density Bonus Law, all affordable units must be of the same income category.

Select the income category utilized to determine the requested density bonus:

☐ Very Low Income ☐ Low Income ☐ Moderate Income

Standard Density Bonus Percentage³: _____

Density Bonus Units: _____

¹ Pursuant to Government Code Section 65915(o)(9)(A), total units means a calculation of the number of units that: (i) excludes a unit added by a density bonus award pursuant to this section or any local law granting a greater density bonus, and; (ii) includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

² To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the base density/total units.

³ Refer to Government Code Section 65915(f).

Additional Density Bonus Calculation Government Code § 65915(v)		
	Very Low Income	Moderate Income
Number of Units		
Affordable Unit Percentage ⁴		

Additional Density Bonus Percentage⁵: _____

Additional Density Bonus Units: _____

Units Proposed in Project⁶: _____

Are the units for rent or for sale?

☐ For Rent

☐ For Sale

PARKING

Please indicate the number of required and proposed parking spaces for the project.. Please also note that this information is required to be provided on the project's site plan.

Number of Parking Spaces required per City of Los Alamitos Zoning Ordinance: _____

Is the project requesting a parking reduction pursuant to Government Code §65915(p)?

☐ No

☐ Yes (If yes, provide the required number of parking spaces per Government Code §65915(p)):

Number of parking spaces provided: _____

Is the project site located within one-half mile of a major transit stop, as defined by Public Resources Code §§21064.3 or 21155?

☐ No

☐ Yes (If yes, provide below the type and location of the major transit stop. If utilizing the intersection of two bus routes, please note the intersection streets, the specific bus routes, the peak hour frequency of each route, and attach the associate schedules from the respective transit agency(ies)):

INCENTIVES/CONCESSIONS AND WAIVERS

⁴ To calculate affordable unit percentage for each income category, divide the number of affordable units for that income category by the base density/total units.

⁵ Refer to Government Code Section 65915(v)(2).

⁶ This number is the sum of the base density (total units), standard density bonus units, and, if utilizing, additional density bonus units.

Number of incentives/concessions permitted per Government Code Section 65915(d)(2):

Number of incentives/concessions requested:

Describe below all incentives or concessions the applicant request pursuant to California Government Code Section 65915(a)(3)(D)(i)(III). Attach additional pages as necessary to fully describe each incentive or concession.

1.

2.

3.

CERTIFICATION

I hereby certify that the information provided in this application is to the best of my knowledge accurate and complete.

Signature

Date

Name (Please print)