

**RECENT CALIFORNIA BILLS RELATED TO DENSITY BONUS
SUMMARY TABLE**

Bills that Have Passed Relevant to Density Bonus Law 2017-2020		
Year	Bill Number	Summary
2017-18	AB 2372	Allows the City to adopt an ordinance awarding a floor-area-ratio (FAR) bonus in lieu of a density bonus awarded on the basis of dwelling units per acre for projects on sites that can support at least 20 units per acre, is near transit, and on an urban infill site. The proposed project would need to include at least 20 percent Very-Low-Income units; however, AB 3272 does prevent the City from providing a FAR bonus under different terms.
2017-18	AB 2797	Requires that concessions, incentives, waivers, or reductions of development standards be harmonized with the California Coastal Act of 1976 to increase affordable housing supply while protecting coastal resources (not applicable in Mountain View).
2017-18	SB 1227	Extends density bonus eligibility to projects that are providing units to full-time college or university students if at least 20 percent of the units are for lower-income students.
2017-18	AB 2753	When providing the project completeness determination, requires the City to provide the applicant with a determination of amount of density bonus and parking ratio that the project is eligible for, along with a determination regarding whether the applicant has provided enough information to evaluate requested incentives/concessions and waivers.
2019-20	AB 1763	<p>For projects that provide 100 percent affordable housing (up to 20 percent may be for moderate-income households, and all remaining units must be for lower-income households), excluding manager units:</p> <ul style="list-style-type: none"> • Eligible for four incentives/concessions; • Eligible for a density bonus of 80 percent; • No minimum parking requirement for developments that consist solely of rental units; and • If the project is within one-half mile of a major transit stop, also eligible for: <ul style="list-style-type: none"> – Three additional stories or 33' of additional height; – Exempted from any maximum controls on density; and – Excluded from requesting additional waivers.

Bills Effective January 2021	
Year	Summary
AB 2345	<ul style="list-style-type: none"> • Clarifies the requirement established through AB 1763 that 100 percent of units for lower-income households include total project units and density bonus units. • Lowers the threshold for projects with lower-income units to be eligible for two incentives/concessions from 20 percent to 17 percent of total units and for three incentives/concessions from 30 percent to 24 percent of total units. • Permits, but does not require, AB 1763 projects that receive a waiver from maximum controls on density to also be eligible for a waiver or reduction of other development standards. • Increases the maximum eligible density bonus from 35 percent to 50 percent and decreases the percentage of Low-Income units needed to reach the maximum from 20 percent to 16 percent of total units. • Clarifies the definition of major transit stop as it applies to 100 percent affordable projects. • Exempts cities that have already adopted local programs that exceed density bonuses required by State law effective through December 31, 2020 from needing to amend local ordinance to comply with AB 2345.