I. INTRODUCTION

This report describes the affordable housing program for the proposed Weston Family Project (the "Project"). Included will be a discussion of the (i) City's inclusionary housing requirements and (ii) State of California Density Bonus Law (SDBL) [Exhibit C] and a calculation of the increased number of units that result from use of SDBL. This document will serve as the basis for an Affordable Housing Regulatory Agreement between the City and the Applicant that will be recorded prior to recordation of the final map for the Project.

II. SUMMARY

Property Zoning:	R-3 (Residential, 3.0 Dwelling Units per Acre)
Zoning Type:	Single-Family, Detached
Total units at *mid-range* density of zone:	28 units
Total units at *maximum* density of zone:	35 units (1)
Maximum units using density bonus:	53 units (1)
Total number of units proposed:	48 units (22.5% Density Bonus)
Number of affordable units:	4 units (3 units required)
Dwelling units occupied by low-income occupants during prior 5-years: (2)	None. The two (2) existing residences have been occupied by Weston family members for over 5-years.
Affordable Housing type:	Single-Family, Detached
Location of restricted income units:	Lots 41, 43, 44 and 45 as designated on the Tentative Map
Length of affordability:	55 years
Income Restriction:	Government Code §65915 for very low-income households (i.e., <50% of area median income)
Density Bonus Incentives:(3) Waiver(s) Requested: (4)	Two (2) incentives/concessions allowed. One (1) concession to waive building height. One (1) incentive/concession reserved. Reduce or waive development standards, including, but not limited to, lot size, depth, width, setbacks, lot coverage, building height, panhandle width, and private shared driveways and private streets.

NOTES:
(1) Per CGC §65915(f)(5) and (r).
(2) Per Gov't Code §65915(c)(3)(A)
(3) Per Gov't Code §65915(d)(2)(B)
(4) Per Gov't Code §65915(e).