

ATTACHMENT C

Eligibility Points Schedule for Density Bonus

TOWN DENSITY BONUS CALCULATOR

Project Location:

377 Manzanita 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

377 Manzanita Road			
Gross Lot Area (in acres)	0.23	acres	
Base Site Density (12 units/acre)	2.76	12 units/acre	
Rounds Up Since its > 0.66	3		
Requested No. of Units	6	26 units/acre	
Maximum Site Density (Double Site Density)	6	26 units/acre	
Bonus Requested (Proposed Units Requested less Base Site Density)	3		
Bonus Increment (Maximum Site Density less Base Site Density)	3	Points Rounded up to Nearest Factor of 5	
Eligibility Points Required (Bonus Requested / Bonus Increment x 100)	100	100	
	Restrict	# of Units	Rounded Up
Low-Income	55%	1.65	2
Moderate-Income	65%	1.95	2
Middle-Income	75%	2.25	3
Workforce Only	85%	2.55	3
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%