



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- 138 2. The City shall conduct a nexus study prior to adopting the implementing
139 resolution to evaluate the cost and efficacy of providing Qualifying Units
140 through an in-lieu payment.
141 3. The Council resolution(s) may establish variable payments and specific areas
142 of the City in which this provision applies.
143
- 144 B. Exceeding State Density Bonus: Rental Housing Developments that provide
145 affordable housing in excess of criteria established in Section 65915(f), may be
146 awarded up to an additional 15% Density Bonus pursuant to Section 65915(n),
147 provided that additional Qualifying Units are provided as calculated according to an
148 extrapolation of the formula applied in Section 65915(f). Affordable Housing in
149 excess of criteria established in Section 65915(f) may be provided onsite or by an in-
150 lieu payment into the Housing Trust Fund as set forth in Section A above.
151
- 152 C. In addition to other required findings, Special Provisions may be awarded only when
153 the City finds that the Density Bonus project is in compliance with the purposes of
154 the district in which the project is located.
155

156 **23C.14.080 Regulatory Agreements**

157 Prior to issuance of a Certificate of Occupancy for a Housing Development that has
158 received a Density Bonus and/or Incentives and has opted to provide the units on site,
159 the applicant shall enter into a regulatory agreement in a form provided by the City that
160 implements Section 65915 and this Chapter.
161
162

