



## Staff Report

**TO:** City Council  
**FROM:** Christina Taylor, Community Development Director  
**DATE:** September 21, 2021  
**SUBJECT:** **Density Bonus Agreement Between the City of Beaumont and LINC-Beaumont 2 LP Related to Plot Plan PP2019-0223**

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### **Background and Analysis:**

Beaumont Municipal Code Chapter 17.10 Affordable Housing Incentives/Density Bonus Provisions provides incentives for the production of housing for low income households. At its meeting on October 8, 2019, the City of Beaumont Planning Commission approved a proposed 48-unit affordable housing rental complex on a 1.48 acre parcel located on the east side of Allegheny Avenue north of Sixth Street. The project includes 24 two-bedroom units, 23 one-bedroom units and one (1) three-bedroom managers unit constructed in two (2) buildings. The project provides a 1,752 square foot community room with laundry facilities and 9,700 square feet of private and common open space. The site also provides 28 parking spaces.

The project utilized a 35% density bonus in accordance with CA Government Code Sec. 65915 in order to achieve the planned forty-eight (48) units. The overall density of the project is 32.4 units per acre. All units, except the managers unit, will be restricted by the tax credit and bond regulatory agreements and rented to low-income families. A minimum of eight (8) units are required to be income restricted to "eligible households" meaning a household whose income does not exceed the qualifying limit for "lower income households" pursuant to Health and Safety Code Section 50079.5.

Beaumont Municipal Code Chapter 17.10 requires a Density Bonus Housing Agreement to ensure that the requirements for the Municipal Code and State density bonus law are satisfied. Planning Commission recommended City Council approve the proposed agreement. The Density Bonus Agreement is attached as Attachment A.

**Fiscal Impact:**

The cost to prepare this staff report and agreement is approximately \$500.

**Recommended Action:**

Approve the Density Bonus Agreement between the City of Beaumont and LINC-Beaumont 2 Apts LP.

**Attachments:**

- A. Density Bonus Agreement
- B. Site Project Plan