

## SPECIAL PROJECTS WORKSHEET

Complete this worksheet to determine if the Regulated Project meets the Special Project criteria to receive Low Impact Development (LID) treatment reduction credits. Special Projects are smart growth projects (e.g., small urban infill, high density, or affordable housing development) that can receive LID treatment reduction credits and use specific types of non-LID treatment, but only after the use of onsite and offsite LID treatment is demonstrated to be infeasible. This Special Projects determination, and whether onsite and offsite LID treatment is feasible or infeasible, is subject to the Planning Division’s review and approval.

Date: \_\_\_\_\_

### 1. Project Information:

Project Name: \_\_\_\_\_ APN #: \_\_\_\_\_ File No.: \_\_\_\_\_

Project Address: \_\_\_\_\_

Applicant/Developer Name: \_\_\_\_\_

### 2. Feasibility/Infeasibility of Onsite and Offsite LID Treatment:

- A Narrative Discussion is attached that describes the feasibility or infeasibility of using 100% LID treatment, onsite and offsite, as part of the project’s stormwater management plan. (Note: See [Appendix J, Section J.7](#) of the [SCVURPPP C.3 Stormwater Handbook](#) for complete narrative discussion instructions in order to use any LID treatment reduction credits identified in Section 4 below).

### 3. “Special Project” Determination:

#### Special Project Category “A” – Small Infill Projects:

Does the project have ALL of the following characteristics?

- Located in a San José designated downtown core area or downtown core zoning district, neighborhood business district, or historic preservation district<sup>1</sup>;
  - Creates and/or replaces 0.5 acres or less of impervious surface;
  - Includes no surface parking<sup>2</sup>; and
  - Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.
- No – Continue to Special Project Category “B” below.
- Yes – Complete Section 4, Category A below of the LID Treatment Reduction Credit Calculation.

#### Special Project Category “B” – High Density Projects:

Does the project have ALL of the following characteristics?

- Located in a San José designated downtown core area or downtown core zoning district, neighborhood business district, or historic preservation district<sup>1</sup>;
  - Creates and/or replaces an area of impervious surface that is greater than 0.5 acres, and no more than 2.0 acres;
  - Includes no surface parking<sup>2</sup>;
  - Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment; and
  - Minimum density of either 50 dwelling units per acre<sup>3</sup> (for residential projects or mixed-use projects) or a Floor Area Ratio (FAR)<sup>4</sup> of 2:1 (for commercial or mixed use projects).
- No – Continue to Special Project Category “C” below.
- Yes – Complete Section 4, Category B below of the LID Treatment Reduction Credit Calculation.

<sup>1</sup> See Special Projects Criteria Maps located at the following links: [Special Projects Category A \(Small Infill\) and B \(High Density\) Location Criteria](#).

<sup>2</sup> Except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones.

<sup>3</sup> Dwelling units per acre for Categories B and C shall be based on gross density per acre. This is defined as the gross lot area prior to the dedication of any rights-of-way, public parks or other public areas

<sup>4</sup> FAR for Category B is the ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area.

**Special Project Category “C” – Affordable Housing Projects:**

Does the project<sup>5</sup> have ALL of the following characteristics?

- Is a preserved housing project with deed restriction running at least 55 years, at rent/mortgage  $\leq 30\%$  of the area median household income (AMI) limits adjusted for household size based on the maximum percentage of AMI for each income category, which are defined by the HUD for affordable housing in metropolitan areas. Up to three dwelling units that are used as building manager’s dwelling units may be exempted from the deed restriction requirement and may be excluded from the calculations described below in Table 1 and Table 2.
- Primarily a residential project
- Minimum Gross<sup>3</sup> density of 40 dwelling units per acre
- No – The project does not qualify as a Special Project and must incorporate 100% LID.
- Yes – Complete Table 1 and Table 2 below to calculate Affordable Housing Credits and Section 4, Category C below of the LID Treatment Reduction Credit Calculation or refer to the [Affordable Housing Calculator](#).

**Table 1:** First, calculate the percentage of the project’s dwelling units (DUs) in each affordability category (excluding up to three market-rate building manger’s dwelling units), and then multiply them by the respective credit multipliers according to the table below, and round them to the nearest whole number.

Area Median Income (Affordability Category)	Credit Multiplier
Moderate ( $\leq 120\%$ of AMI)	0.21
Low ( $\leq 80\%$ of AMI)	1.00
Very Low ( $\leq 50\%$ of AMI)	2.00
Extremely Low ( $\leq 30\%$ of AMI)	3.00
Acutely Low ( $\leq 15\%$ of AMI)	4.00

**Table 2:** Second, the credits generated from the table above in the first step are summed together to produce a weighed sum and rounded to the nearest whole number. The Affordable Housing Credit is granted according to which weighted sum range (in the table below) that whole number (X) falls into.

Weighted Sum (Whole number)	Affordable Housing Credit
$X \leq 9\%$	0%
$10\% \leq X \leq 20\%$	20%
$21\% \leq X \leq 30\%$	30%
$31\% \leq X \leq 40\%$	40%
$41\% \leq X \leq 50\%$	50%
$51\% \leq X \leq 60\%$	60%
$61\% \leq X \leq 70\%$	70%
$71\% \leq X \leq 80\%$	80%
$81\% \leq X \leq 90\%$	90%
$91\% \leq X \leq 100\%$	100%

**Example:** A private project consisting of 100 DUs on 1 acre of land, with preserved housing with deed restrictions running at least 55 years, at rent/mortgage rates (including utilities) no greater than 30 percent of the total household income, with the following affordability for those DUs:

- 2 market-rate Managers’ DUs,
- 13 market-rate non-Managers’ DUs,
- 40 Moderate DUs ( $40/98 = 41\%$ ),
- 15 Low DUs ( $15/98 = 15\%$ ),
- 20 Very Low DUs ( $20/98 = 20\%$ ),
- 10 Extremely Low DUs ( $10/98 = 10\%$ ), and
- 0 Acutely Low DUs ( $0/98 = 0\%$ ).

The percentages of DUs in each income category would be multiplied by the respective credit multipliers, and summed together as follows:  $(0.20) \cdot 41\% + (1.00) \cdot 15\% + (2.00) \cdot 20\% + (3.00) \cdot 10\% + (4.00) \cdot 0\% = 93\%$ . That weighted sum of 93% would fall into the

<sup>5</sup> Temporary emergency housing projects are not subject to Treatment System requirements and instead must implement Site Design Measures (see section 3.f in the Stormwater Evaluation Form) and relevant Best Management Practices.

following Affordable Housing Credit Tier:  $90\% < 93\% \leq 100\%$ . Therefore, this project could qualify for an Affordable Housing Credit of up to 100 percent.

**4. LID Treatment Reduction Credit Calculation:**

(Note: Projects that qualify in multiple Special Project Categories may use the LID Treatment Reduction Credit from only one category.)

Category	Impervious Area Created/ Replaced <sup>6</sup> (acres)	Site Coverage (%)	Area Median Income (Affordability Category)	Project Density (DU/Ac or FAR)	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	N.A.	100%	
<b>Total Category A Credit:</b>							

B			N.A.		Res $\geq$ 50 DU/ac or FAR $\geq$ 2:1	50%	
					Res $\geq$ 75 DU/ac or FAR $\geq$ 3:1	75%	
					Res $\geq$ 100 DU/ac or FAR $\geq$ 4:1	100%	
<b>Total Category B Credit:</b>							

C		N.A.		Number of Dwelling Units	<b>Affordable Housing Credit:</b>		
			Acutely Low Income:				
			Extremely Low Income:				
			Very Low Income:				
			Low Income:				
			Moderate Income:				
			Market-rate:				
			Total DUs:				
			N.A.	N.A.	<b>Location Credit (select one)<sup>7</sup></b>		
					Entire project is located within 1/4 mile of transit hub <sup>8</sup>	5%	
					Entire project is located within a planned PDA <sup>9</sup>	10%	
			N.A.	N.A.	<b>Density Credit (select one)</b>		
					Res $\geq$ 40 DU/ac	5%	
		Res $\geq$ 60 DU/ac	10%				
		Res $\geq$ 100 DU/ac	15%				
N.A.	N.A.	<b>Parking Credit (select one)</b>					
		No surface parking <sup>10</sup>	5%				
<b>Total Category C Credit:</b>							

<sup>6</sup> To calculate impervious area created/replaced, use the square footage shown in 2.d.6 of the Comparison of Impervious and Pervious Areas at Project Site Table of the City of San Jose Stormwater Evaluation Form and then convert it to acres ( $\div$  by 43,560).

<sup>7</sup> To qualify for the Transit Hub location credit, at least 50% of the project's site must be located within the 1/4 mile or 1/2 mile radius of an existing or planned transit hub. To qualify for the PDA location credit, 100% of the project site must be located within a PDA

<sup>8</sup> Existing "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes (Note: A bus stop with no supporting services does not qualify). Planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006).

<sup>9</sup> "PDA" is an infill development area formally designated by the ABAG/MTC's FOCUS regional planning program

<sup>10</sup> Except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones