



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Regional Housing Incentive Program
Participation Agreement

PLN-2051
01/2026

PROPERTY OWNER <input type="checkbox"/> Primary Billing Contact	APPLICANT <input type="checkbox"/> Same as Property Owner <input type="checkbox"/> Primary Billing Contact
Name: _____	Name: _____
Company: _____	Company: _____
Telephone: _____	Telephone: _____
Email: _____	Email: _____
Mailing Address: _____	Mailing Address: _____
City: _____ State: _____ Zip Code: _____	City: _____ State: _____ Zip Code: _____
AUTHORIZED AGENT <input type="checkbox"/> Same as Applicant <input type="checkbox"/> Primary Billing Contact	PROPERTY INFORMATION
Name: _____	Assessor's Parcel Number: _____
Company: _____	Physical Address: _____
Telephone: _____	Total size, in acres: _____
Email: _____	Describe current uses and structures on the property: _____
Mailing Address: _____	
City: _____ State: _____ Zip Code: _____	
PROJECT INFORMATION	
Briefly describe the proposed project (include all uses, total dwelling units, desired incentives) and attach supplemental info as necessary: _____	
ELIGIBILITY VERIFICATION	
All boxes must be checked to meet eligibility requirements.	
<input type="checkbox"/> The project is entirely inland.	
<input type="checkbox"/> The project site is located entirely within an Urban Reserve Line (URL).	
<input type="checkbox"/> The project is a multifamily residential development (i.e., duplex, townhomes, apartments; minimum of 1 shared wall).	
INCENTIVE POINT ACCRUAL PLAN	
An application may accrue incentive points by contributing to guaranteed affordable housing by: (1) constructing onsite housing for very low-income (VLI) households, in accordance with Housing Affordability Standards ; (2) and/or by contributing in-lieu fees to the Regional Housing Fund, as outlined in Title 31, 31.03.03 .	
METHOD 1 - ONSITE 'VLI' UNIT(S): If no VLI units are being provided, skip this section and proceed to Method 2 - In-Lieu Fee to the Regional Housing Fund. Note: VLI units funded by government grants, tax credits, or other equivalent funding sources intended for affordable housing are not eligible for incentive points, unless 100% of the units are guaranteed to be affordable.	
<input type="checkbox"/> This project will include the construction of onsite VLI units.	
Number of proposed VLI units: _____ Total Incentive Points earned from VLI Units (2 points × VLI units): _____	
METHOD 2 - IN-LIEU FEE TO THE REGIONAL HOUSING FUND	
Fee Adjustment: The In-Lieu Fee amount is adjusted annually in accordance with Title 31, Section 31.03.02	
Fee Assessment, Collection, and Payment: The Department of Planning and Building shall assess and collect the nonrefundable In-Lieu Fees pursuant to the provisions of Title 22, Section 22.12.010 .	
<input type="checkbox"/> This project will contribute in-lieu fees.	
Total incentive points accrued through the In-Lieu Fee(s): _____	
TOTAL INCENTIVE POINTS	
Sum of methods 1 and 2: _____	



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Regional Housing Incentives							
Select your incentives using the points you've accumulated from the Incentive Point Accrual Plan. You may select one option from each category, provided the total points used across all categories does not exceed your available incentive points.							
Note: The final project design must adhere to applicable health and safety codes, regardless of any adjusted standards.							
Incentive Categories	Incentives	Applicable Standards by Incentive Category (Incentive Points Apply Separately for Each Incentive Category)					
		1 Incentive Point	2 Incentive Points	3 Incentive Points	4 Incentive Points	5 Incentive Points	6 Incentive Points
Select one option from Category A			<input type="checkbox"/>				
A	Waive standard requiring commercial use or affordable housing in OP, CR, and CS land use categories	N/A	No commercial use of affordable housing required in OP, CR, and CS land use categories.	N/A	N/A	N/A	N/A
Select one option from Category B		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	Increase maximum residential density	2 additional units per acre	4 additional units per acre	6 additional units per acre	8 additional units per acre	10 additional units per acre	12 additional units per acre
	Increase maximum floor area	Low Intensity: 80% Medium Intensity: 150% High Intensity: 150%	Low Intensity: 100% Medium Intensity: 150% High Intensity: 200%	No maximum floor area	No maximum floor area	No maximum floor area	No maximum floor area
Select one option from Category C		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
C	Reduce minimum off-street parking	No min. guest parking	No min. guest parking, 0.25 space/unit reduction	No min. guest parking, 0.50 space/unit reduction	N/A	N/A	N/A
Select one option from Category D		<input type="checkbox"/>	<input type="checkbox"/>				
D	Increase maximum height	5 ft. Increase	10 ft. Increase	N/A	N/A	N/A	N/A
	Reduce minimum setbacks for projects with residential use	10 ft. min. front setback and 5 ft. min. side and rear setbacks, unless this Title otherwise allows for a smaller setback.	No min. front, side, and rear setbacks	N/A	N/A	N/A	N/A
	Reduce minimum open area	5% reduction	10% reduction	N/A	N/A	N/A	N/A
Total Incentive Points Used:							

ACKNOWLEDGEMENT

I am the property owner, or am authorized to act on the property owner's behalf, and the information I have provided above is correct. I acknowledge that I have read and understand the information contained herein.

Applicant Signature: _____

Date: _____

DEPARTMENTAL USE ONLY - DO NOT MARK

Final Incentive Points Approved: _____ Total Fees: _____ Per Fiscal Year: _____
Reviewed by: _____ Approved by: _____