COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Regional Housing Incentive Program Participation Agreement

PLN-2051
01/2026

PROPERTY OWNER ☐ Primary Billing Contact	**APPLICANT** ☐ Same as Property Owner ☐ 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 ☐ Same as Applicant ☐ 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.

☐ The project is entirely inland.
☐ The project site is located entirely within an Urban Reserve Line (URL).
☐ 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.

☐ 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.*

☐ 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**			☐				
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**		☐	☐	☐	☐	☐	☐
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**		☐	☐	☐			
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**		☐	☐				
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: _____