

# J

## Special Projects

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### J.1 Introduction

On November 28, 2011, the San Francisco Bay Regional Water Quality Control Board (Water Board) amended the MRP to allow LID treatment reduction credits for three categories of “Smart Growth” development, specifically urban infill, high-density, and transit-oriented development projects, called “Special Projects”. The reissuance of the MRP on May 11, 2022, eliminated the transit-oriented development category and replaced it with an affordable housing category. Effective July 1, 2023, “Special Projects” include urban infill, high density, and affordable housing development projects. On October 11, 2023, the MRP was amended to include different criteria for assessing LID treatment reduction credits for the affordable housing category, and these criteria became effective on November 1, 2023.

LID treatment reduction credits are allowed for Special Projects because, when considered at the watershed scale, these types of development projects can either reduce existing impervious surfaces or create less “accessory” impervious areas and automobile-related pollutant impacts, and thus these types of projects were recognized by the Water Board as having inherent water quality and other environmental benefits.

Projects that receive LID treatment reduction credits may be allowed to use specific types of non-LID treatment, if the use of LID treatment is first evaluated and determined to be infeasible by the permitting jurisdiction. ***Prior to the municipal agency granting the use of any LID Treatment Reduction Credits, the applicant must demonstrate that treating 100% of the amount of runoff specified in Provision C.3.d with LID is infeasible.*** Section J.7 describes the documentation that must be provided by the project applicant to show why the use of LID treatment is infeasible and LID treatment reduction credits will be used.

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The types of non-LID treatment that may be used are:

- High flow-rate media filters, and
- High flow-rate tree well filters (also called high flow-rate tree box filters).

The three categories of Special Projects are:

- Category A: Small Infill Projects ( $\leq \frac{1}{2}$  acre of impervious surface)
- Category B: High Density Projects ( $\leq 2$  acres of impervious surface)
- Category C: Affordable Housing Projects

Special Project categories are mutually exclusive and cannot be used in conjunction if a Regulated Project meets the criteria of multiple categories. For example, a Regulated Project that may be characterized as a Category B or C Special Project may use the LID Treatment Reduction Credit allowed under Category B or Category C, but not the sum of both.

### **J.2 Category A: Small Infill Projects**

The defining criteria and LID treatment reduction credits for Category A projects are described below.

#### ***CRITERIA FOR CATEGORY A (SMALL INFILL) SPECIAL PROJECTS***

To be considered a Category A Special Project, a Regulated Project must meet all of the following criteria:

1. Be built as part of the municipality's stated objective to preserve or enhance a pedestrian-oriented type of urban design, such as that of a General Plan or a specific area plan.
2. Be located in the municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian oriented commercial district, or historic preservation site and/or district.
3. Create and/or replace one half acre or less of impervious surface area.
4. Include no surface parking, except for incidental surface parking. Incidental surface parking is allowed only for emergency vehicle access, Americans with Disabilities Act (ADA) accessibility, and passenger and freight loading zones.
5. Have at least 85% coverage of the entire project site by permanent structures. The remaining 15% portion of the site is to be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping, and stormwater treatment.

#### ***LID TREATMENT REDUCTION CREDIT FOR CATEGORY A (SMALL INFILL) SPECIAL PROJECTS***

Category A Special Projects may qualify for 100% LID treatment reduction credit, which would allow a Category A Special Project to treat up to 100% of the amount of stormwater runoff specified by Provision C.3.d with either one or a combination of the two types of allowed non-LID treatment systems (high flow-rate media filters and high flow-rate tree well filters). Prior to

receiving the LID treatment reduction credits, the applicant must demonstrate to the satisfaction of municipal staff that LID treatment is infeasible, as described in Section J.6.

### **J.3 Category B: High Density Projects**

The defining criteria and LID treatment reduction credits for Category B projects are described below.

#### ***CRITERIA FOR CATEGORY B (HIGH DENSITY) SPECIAL PROJECTS***

To be considered a Category B Special Project, a Regulated Project must meet all of the following criteria:

1. Be built as part of the municipality's stated objective to preserve or enhance a pedestrian-oriented type of urban design, such as that of a General Plan or a specific area plan.
2. Be located in a Permittee's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian oriented commercial district, or historic preservation site and/or district.
3. Create and/or replace greater than one-half acre but no more than 2 acres of impervious surface area.
4. Include no surface parking, except for incidental surface parking. Incidental surface parking is allowed only for emergency vehicle access, ADA accessibility, and passenger and freight loading zones.
5. Have at least 85% coverage of the entire project site by permanent structures. The remaining 15% portion of the site is to be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping, and stormwater treatment.

#### ***LID TREATMENT REDUCTION CREDIT FOR CATEGORY B (HIGH DENSITY) SPECIAL PROJECTS***

For Category B Special Projects, the maximum LID treatment reduction credit allowed depends on the density achieved by the project in accordance with the criteria shown in Table J-1. Density is expressed as Floor Area Ratio (FAR)<sup>1</sup> for commercial projects and as Dwelling Units per Acre (DU/Ac)<sup>2</sup> (gross density) for residential development projects. Density of mixed-use development projects may be expressed as FAR or DU/Ac. The credits are expressed in percentages of the amount of stormwater runoff specified by Provision C.3.d for the Project's drainage area. The Special Project may treat the percentage of the C.3.d amount of runoff that corresponds to the project's density using either one or a combination of allowed non-LID treatment systems (high flow-rate media filters and high flow-rate tree well filters). To be eligible to receive the LID

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<sup>1</sup> Floor Area Ratio = 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.

<sup>2</sup> Gross Density in Dwelling Units per Acre = The total number of residential units divided by the acreage of the entire site area, including land occupied by public rights-of-way, recreational, civic, commercial and other non-residential uses

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treatment reduction credits, the applicant must demonstrate to the satisfaction of municipal staff that LID treatment not possible, as described in Section I.7. Any remaining amount of stormwater runoff must be treated with LID treatment measures.

<b>Table J-1</b> <b>Category B LID Treatment Reduction Credits, Based on the Density of Development</b>		
<b>% of the C.3.d Amount of Runoff that May Receive Non-LID Treatment</b>	<b>Land Use Type</b>	<b>Density Required to Obtain the LID Treatment Reduction Credit (see Notes)</b>
50%	Commercial	Floor Area Ratio 2:1
50%	Residential	50 Dwelling Units/Acre
50%	Mixed Use	Floor Area Ratio 2:1, or 50 Dwelling Units/Acre
75%	Commercial or Mixed Use	Floor Area Ratio 3:1
75%	Residential	75 Dwelling Units/Acre
75%	Mixed Use	Floor Area Ratio 3:1, or 75 Dwelling Units/Acre
100%	Commercial or Mixed Use	Floor Area Ratio 4:1
100%	Residential	100 Dwelling Units/Acre
100%	Mixed Use	Floor Area Ratio 4:1, or 100 Dwelling Units/Acre

**Notes:**

Floor Area Ratio = 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.

Dwelling Units per Acre (Gross Density) = The total number of residential units divided by the acreage of the entire site area, including land occupied by public rights-of-way, recreational, civic, commercial and other non-residential uses.

**J.4 Category C: Affordable Housing Projects**

The defining criteria and LID treatment reduction credits for Category C projects are described below. **These criteria are effective November 1, 2023.**

**CRITERIA FOR CATEGORY C (AFFORDABLE HOUSING) SPECIAL PROJECTS**

To be considered a Category C Special Project, a Regulated Project must meet all of the following criteria:

- Be a preserved housing project with deed restriction running at least 55 years, at rent/mortgage rates (including utilities) no greater than 30 percent 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 Federal Department of Housing and Urban Development (HUD) for affordable housing in metropolitan areas;<sup>3</sup>
- Be primarily a residential project, i.e., at least two-thirds of the square footage of the project should be designated for residential use; and
- Meet the minimum gross density of 40 dwelling units per acre.

***EXEMPTION FOR EMERGENCY HOMELESS SHELTERS***

Emergency homeless shelters constructed pursuant to and consistent with Government Code § 8698.4, including the definition of “homeless shelter” in subdivision (c), and that are temporary<sup>4</sup> are not Regulated Projects under Provision C.3.b. As such, they are not subject to Provisions C.3.c (LID) and C.3.d (Numeric Sizing Criteria for Stormwater Treatment Systems) and shall instead comply with Provision C.3.i (Site Design Measures for Small Projects) and implement relevant BMPs developed under Provision C.17 (Discharges Associated with Unsheltered Homeless Populations). If the homeless shelter become permanent and the impervious surfaces it created and/or replaced meet the thresholds for a Regulated Project, or if there is a new Regulated Project and/or Special Project at the site, the project shall comply with Provision C.3, including Provisions C.3.c and C.3.d.

***LID TREATMENT REDUCTION CREDIT FOR CATEGORY C (AFFORDABLE HOUSING)***

For Category C Special Projects, the maximum LID treatment reduction credit allowed is the sum of four different types of credits for which the Category C Special Project qualifies:

- Affordable Housing Credits,
- Location Credits,
- Density Credits, and
- Minimized Surface Parking Credits.

The credits represent the percentages of the amount of stormwater runoff specified by Provision C.3.d for the project’s drainage area that may be allowed to use non-LID treatment. Note that to qualify for Location, Density, or Minimized Surface Parking credits, a project must first meet all of the Affordable Housing Criteria described above. The total maximum LID Treatment Reduction Credit for any Category C Special Project may not exceed 100 percent.

The Special Project may use either one or a combination of the two types of allowed non-LID treatment systems (high flow-rate media filters and high flow-rate tree well filters) to treat the total percentage of the C.3.d amount of stormwater runoff that results from adding together the

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<sup>3</sup> For metropolitan areas, HUD defines Acutely Low household incomes as 0-15 percent of AMI, Extremely Low household incomes as 16-30 percent of AMI, Very Low household incomes as 31-50 percent of AMI, Low household incomes as 51-80 percent of AMI, and Moderate household incomes as 81-120 percent of AMI.

<sup>4</sup> Examples of temporary emergency housing projects are: formal “community cabin” or tent communities; RV safe parking areas; and homeless “navigation centers” with housing, that are temporary and provide housing for people experiencing unsheltered homelessness.

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Affordable Housing, Location, Density and Minimized Surface Parking credits for which the project is eligible. In addition, to be eligible to receive the LID treatment reduction credits, the applicant must demonstrate to the satisfaction of municipal staff that LID treatment is infeasible, as described in Section J.6. Any remaining amount of stormwater runoff must be treated with LID treatment measures. The approach to calculating each type of credit allowed under Category C Affordable Housing is described below.

**Affordable Housing Credits (Affordable Housing)**

Affordable Housing projects can receive 0% to 100% LID treatment reduction credits based on the percentage of dwelling units in the following Area Median Household Income (AMI) categories: moderate income, low income, very low income, extremely low income, and acutely low income. The income limits used for these criteria should be the most current Official State Income Limits (adjusted for household size, and specific to each county), which are defined on the California HUD website.<sup>5,6</sup>

Up to three DUs that are used as building managers' DUs may be exempted from the deed restriction requirement and may be excluded from the calculations described below and in Provision C.3.e.ii.(5)(c)(i)-(ii). The steps for calculating the credits are described below:

Step 1 - Weighted Sum Calculation: Calculate the percentage of the project's DUs in each AMI category. Multiply the percentage of the project's DUs in each AMI category by the respective credit multiplier, according to Table J-2 below. Add the available credits for each affordable category to produce the Weighted Sum, and round to the nearest whole number.

<b>Table J-2</b>				
<b>Step 1 – Weighted Sum Calculation</b>				
<b>AMI</b>	<b>Number of DUs</b>	<b>Percentage of DUs<sup>7</sup></b>	<b>Credit Multiplier</b>	<b>Available Credit</b>
Moderate (≤120% of AMI)			0.20	
Low (≤ 80% of AMI)			1.00	
Very Low (≤ 50% of AMI)			2.00	
Extremely Low (≤30% of AMI)			3.00	
Acutely Low (≤15% of AMI) <sup>8</sup>			4.00	
<b>WEIGHTED SUM (rounded)</b>				

<sup>5</sup> <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

<sup>6</sup> As of June 6, 2023, they are: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>

<sup>7</sup> Up to three DUs that are used as building managers' DUs may be exempted from percentage calculations.

<sup>8</sup> DUs that are free to tenants, i.e., that do not charge tenants any rent/mortgage, are included in this category.

Step 2 - Allowable Affordable Housing Credit: Use Table J-3 to identify the correct Weighted Sum Category for the Weighted Sum calculated in Step 1. This is the Allowable Affordable Housing Credit. For example, if the Weighted Sum is 45 percent, that would fall into the 41-50 percent Weighted Sum Category, and therefore the maximum Allowable Affordable Housing Credit available to the project would be 50 percent. The location, density, and surface parking credits will be added to this Allowable Affordable Housing Credit.

<b>Table J-3 Step 2 – Allowable Affordable Housing Credit</b>	
<b>Weighted Sum (X) Category</b>	<b>Allowable Affordable Housing Credit</b>
$X \leq 9\%$	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%
$91\% \leq X$	100%

***Location Credits (Affordable Housing)***

Location Credits are based on the project site’s proximity to a transit hub<sup>9</sup>, or its location within a planned Priority Development Area (PDA)<sup>10</sup>. The method for calculating Location Credits is presented in Table J-4. To qualify for any Location Credits, a Category C Special Project must first qualify for all of the Affordable Housing Criteria listed above. Only one Location Credit may be used by an individual Category C Special Project, even if the project qualifies for multiple Location Credits. In order to qualify for a Location Credit, 100% of a Category C Special Project’s site must be located within a ¼ mile radius of an existing or planned transit hub, or 100% of the site must be located within a PDA.

<sup>9</sup> 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 (i.e., a bus stop with no supporting services does not qualify). A planned transit hub is a station on the MTC’s Regional Transit Expansion Program list, per MTC’s Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area.

<sup>10</sup> A planned Priority Development Area (PDA) is an infill development area formally designated by the Association of Bay Area Government’s / Metropolitan Transportation Commission’s FOCUS regional planning program. FOCUS is a regional incentive-based development and conservation strategy for the San Francisco Bay area.

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<b>Table J-4</b> <b>Location Credits for Category C: Affordable Housing</b> (Only one Location Credit may be used)	
<b>% of the C.3.d Amount of Runoff that May Receive Non-LID Treatment</b>	<b>Project Site Location</b>
5%	Entire project is located within a ¼ mile radius of an existing or planned transit hub
10%	100% of the site is located within a PDA

To determine the distance from the transit hub, draw a circle around the transit hub with its center in the center of the transit hub and its radius equal to ¼ mile. If 100% of the project site falls within the circle, the associated credits may be applied. The distance is measured “as the crow flies” and may not be the actual walking distance to the transit hub.

**Density Credits (Affordable Housing)**

To qualify for any Density Credits, a Category C Special Project must first qualify for all of the Affordable Housing Criteria listed above. The Density Credits are based on the density achieved by the project in accordance with the criteria shown in Table J-5. Density is expressed as Dwelling Units per Acre (DU/Ac) (gross density) for residential development projects as well as mixed-use development projects. (Since these projects are supposed to be primarily residential, the MRP does not allow Category C Projects to use FAR.) Only one Density Credit may be used by an individual Category C Special Project, even if the project qualifies for multiple Density Credits.

<b>Table J-5</b> <b>Density Credits for Category C: Affordable Housing</b> (Only one Density Credit may be used)	
<b>% of the C.3.d Amount of Runoff that May Receive Non-LID Treatment</b>	<b>Density Required to Obtain the Density Credit</b>
5%	≥ 40 Dwelling Units/Acre
10%	≥ 60 Dwelling Units/Acre
15%	≥ 100 Dwelling Units/Acre

Notes:

Dwelling Units per Acre (Gross Density) = The total number of residential units divided by the acreage of the entire site area, including land occupied by public rights-of-way, recreational, civic, commercial and other non-residential uses.

**Minimized Surface Parking Credits (Affordable Housing)**

To qualify for the Minimized Surface Parking Credits, a Category C Special Project must first qualify for all of the Affordable Housing Criteria listed above. The requirement to achieve the Minimized Surface Parking Credit is shown below in Table J-6.

<b>Table J-6</b> <b>Minimized Surface Parking Credits for Category C: Affordable Housing</b>	
<b>% of the C.3.d Amount of Runoff that May Receive Non-LID Treatment</b>	<b>Percentage of the Total Post-Project Impervious Surface Dedicated to At-Grade, Surface Parking</b>
5%	0% (except for emergency vehicle access, ADA accessibility, and passenger and freight loading zones)

**J.5 Calculating the LID Treatment Reduction Credit (Special Projects Worksheet)**

The Special Projects Worksheet at the end of Appendix J should be used to document that your project meets the criteria for Special Project Categories A, B, and/or C and to calculate the total allowable LID treatment reduction credit for which the project is eligible. As mentioned earlier, if the project meets all the criteria for more than one Special Project Category, it may only use the LID treatment reduction credit allowed under one of the categories. However, the worksheet may be used to compute the credit allowed under each category in order to determine which category would allow the most credit.

The municipality may require submittal of the Special Projects Worksheet, or a similar worksheet, as part of the stormwater management plan for the project. To download an electronic version of the worksheet, visit the New Development and Redevelopment page of the Program’s website ([www.scvurppp.org/newdev](http://www.scvurppp.org/newdev)).

**J.6 Applying the LID Treatment Reduction Credits to Special Projects**

The following steps should be used to develop the stormwater management plan for Special Projects and apply the LID treatment reduction credits allowed for the project.

1. Determine the total amount of impervious surface created and/or replaced on site that is subject to C.3 treatment requirements, and the associated C.3.d volume of runoff. This is the area and volume for which the LID treatment reduction credits will be applied to determine the maximum amount of runoff that can be treated using non-LID treatment measures.
2. Define drainage management areas on the site, and identify self-treating and self-retaining areas, if any (see Chapter 4).

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3. Adjust drainage management areas as needed to route the amount of runoff that needs to be treated with LID treatment measures and as much of the rest of the C.3.d amount of runoff as possible to LID treatment measures.
4. For the portion of runoff that must be treated with non-LID treatment measures (up to the allowable LID treatment reduction credit), document the reasons why LID treatment measures cannot be used (see Section J.7).

### **J.7 LID Infeasibility Requirement for Special Projects**

In order to obtain approval for the LID treatment reduction credits, the project applicant must provide a narrative discussion of the feasibility or infeasibility of using 100% LID treatment, onsite and offsite, as part of the stormwater management plan. Both technical and economic feasibility or infeasibility should be discussed, as applicable. The narrative discussion should establish all of the following:

- The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures onsite.
- The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with LID treatment measures offsite or paying in-lieu fees to treat 100% of the Provision C.3.d runoff with LID treatment measures at an offsite or Regional Project.
- The infeasibility of treating 100% of the amount of runoff identified in Provision C.3.d for the Regulated Project's drainage area with some combination of LID treatment measures onsite, offsite, and/or paying in-lieu fees toward an offsite or Regional Project.

The narrative discussion should describe how the routing of stormwater runoff has been optimized to route as much runoff as possible to LID treatment measures. A discussion should also describe the technical constraints that preclude the use of any onsite landscaped areas for LID treatment.

In addition, the applicant must demonstrate to the municipality performing the project review that it is infeasible to provide LID treatment of an equivalent amount of runoff offsite either at a regional project or on other property in the same watershed (i.e., that alternative compliance, as described in Chapter 9, is infeasible). Check with the local municipality to determine if there are any regional projects or other options available for alternative compliance purposes.

Please note that your municipality may require a higher proportion of LID treatment than allowed in this section, at its discretion, based on site context and constraints.

# Attachment J2:

## Template for Narrative Discussion of LID Feasibility or Infeasibility

For each potential Special Project, provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment, onsite and offsite, using the template provided below. Insert information specific to the project where indicated with brackets and yellow shading **[[= insert information here =]]**. Delete this text box before completing your narrative discussion.

### **[[= Insert Project Name =]]**

#### Narrative Discussion of Low Impact Development Feasibility/Infeasibility

This report provides a narrative discussion of the feasibility or infeasibility of providing 100 percent low impact development (LID) treatment for **[[= Insert Project Name =]]**, which has been identified as a potential Special Project, based on Special Project criteria provided in Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). This report is prepared in accordance with the requirement in MRP Provision C.3.e.vi.(2), to include in Special Projects reporting a narrative discussion of the feasibility or infeasibility of 100 percent LID treatment onsite or offsite.

#### 1. Feasibility/Infeasibility of Onsite LID Treatment

The project site was reviewed with regard to the feasibility and infeasibility of onsite LID treatment. The results of this review showed that it was **[[= feasible/infeasible =]]** to treat **[[= \_\_\_ percent [fill in percentage] =]]** of the C.3.d amount of runoff with LID treatment. The findings of this review are presented below.

- a. **On-site Drainage Conditions.** **[[= Describe the site drainage, including the site slope, direction of flow, and how the site was divided into drainage management areas that will each drain to a separate stormwater treatment measure.=]]**
- b. **Self-treating and Self-Retaining Areas and LID Treatment Measures.** **[[= Describe any drainage management areas for which self-treating or self-retaining areas (such as pervious pavement, green roofs or landscaped areas) or LID treatment measures are provided. If there are none, delete this paragraph.=]]**.
- c. **Maximizing Flow to LID Features and Facilities.** **[[= Explain how the routing of drainage has been optimized to route as much drainage as possible to LID features and facilities (if any). If there are no LID features or facilities, delete this paragraph.=]]**
- d. **Constraints to Providing On-site LID.** The drainage management areas that are proposed to drain to tree-box type high flow rate biofilters and/or vault-based high flow rate media filters include some areas that are not covered by buildings. **[[= Briefly describe all areas within these portions of the site that are not covered by buildings.=]]** In these areas, conditions and technical constraints are present that preclude the use of LID features and facilities, as described below.
  - i. Impervious paved areas: **[[= Describe the uses of all impervious paved areas in these areas, and why the uses preclude the use of LID treatment.=]]**
  - ii. Landscaped areas: **[[= For any of the following bullet points that are applicable, briefly describe how the conditions apply to the applicable landscaped areas. Delete any of the bullet points that are not applicable.=]]**
    - Inadequate size to accommodate biotreatment facilities that meet sizing requirements for the tributary area.
    - Slopes too steep to terrace;
    - Proximity to an unstable bank or slope;
    - Environmental constraints (for example, landscaped area is within riparian corridor);
    - High groundwater or shallow bedrock;
    - Conflict with subsurface utilities;
    - Cap over polluted soil or groundwater;

- Lack of head or routing path to move collected runoff to the landscaped area or from the landscaped area to a disposal point;
- Other conflicts, including required uses that preclude use for stormwater treatment (describe in more detail).

2. **Feasibility/Infeasibility of Off-Site LID Treatment.** The possibility of providing off-site LID treatment was found to be  feasible/infeasible  for the following reasons.

- Describe whether the project proponent owns or otherwise controls land within the same watershed of the project that can accommodate in perpetuity off-site bioretention facilities adequately sized to treat the runoff volume of the primary project.
- Indicate whether there is a regional LID stormwater mitigation program available to the project for in-lieu C.3 compliance.

# Special Projects Worksheet



Project Name:  
Project Address:  
Applicant/Developer Name:

## 1. "Special Project" Determination:

### Special Project Category "A"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district<sup>1</sup>;
  - Creates and/or replaces 0.5 acres or less of impervious surface;
  - Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
  - 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)       Yes – complete Section 2 of the Special Project Worksheet

### Special Project Category "B"

Does the project have ALL of the following characteristics?

- Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or 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, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
  - 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;
  - Minimum Gross<sup>2</sup> density of either 50 dwelling units per acre (for residential or mixed use projects) or a Floor Area Ratio<sup>3</sup> (FAR) of 2:1 (for commercial or mixed use projects)
- No (continue)       Yes – complete Section 2 of the Special Project Worksheet

### Special Project Category "C"

Does the project have ALL of the following characteristics?

- Is a preserved housing project with a deed restriction running at least 55 years, at rent/mortgage  $\leq 30\%$  of the maximum Area Median Household Income (AMI) limits adjusted for household size based on the maximum percentage of AMI for each income category, according to the Federal Department of Housing and Urban Development's (HUD's) definition of affordable housing in metropolitan areas.<sup>4</sup>
  - Primarily a residential project, i.e., at least two-thirds of the square footage of the project is designated for residential use.<sup>5</sup>
  - Minimum Gross<sup>2</sup> density of 40 Dwelling Units (DUs) per acre.
- No                       Yes – Calculate the Allowable Available Housing Credit using the steps below. Then complete Section 2 of the Special Project Worksheet.

<sup>1</sup> And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.  
<sup>2</sup> Gross density is defined as the total number of residential units divided by the acreage of the entire site area, including land occupied by public rights-of-way, recreational, civic, commercial, and other non-residential uses.  
<sup>3</sup> Floor Area Ratio is defined as 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.  
<sup>4</sup> For metropolitan areas, HUD defines Acutely Low household incomes as 0-15% of AMI, Extremely Low household incomes as 16-30% of AMI, Very Low household incomes as 31-50% of AMI, Low household incomes as 51-80% of AMI, and Moderate household incomes as 81-120% of AMI.  
<sup>5</sup> Emergency homeless shelters constructed pursuant to and consistent with Government Code § 8698.4, including the definition of "homeless shelter" in subdivision (c), and that are temporary, are exempt from stormwater treatment requirements, and are required to implement site design measures (MRP Provision C.3.i) and relevant BMPs for unsheltered populations (Provision C.17).

## Special Projects Worksheet



**Step 1 - Weighted Sum Calculation:** Calculate the percentage of the project's DUs in each AMI category. Multiply the percentage of the project's DUs in each AMI category by the respective credit multiplier, per Table 1a below. Add the available credits for each affordable category to produce a weighted sum, and round to the nearest whole number.

- a. Total number of DUs: \_\_\_\_\_
- b. Total number of Managers' Units<sup>6</sup>: \_\_\_\_\_
- c. Total number of DUs for Affordable Credit Calculation (a - b): \_\_\_\_\_ (Use this number for calculating percentages in Table 1a)

Table 1a – Weighted Sum Calculation				
AMI	Number of DUs	Percentage of DUs	Credit Multiplier	Available Credit (% of DUs * Credit Multiplier)
Moderate (≤120% of AMI)			0.20	
Low (≤ 80% of AMI)			1.00	
Very Low (≤ 50% of AMI)			2.00	
Extremely Low (≤30% of AMI)			3.00	
Acutely Low (≤15% of AMI) <sup>7</sup>			4.00	
<b>WEIGHTED SUM (Rounded)</b>				

**Step 2 - Allowable Affordable Housing Credits:** Use Table 1b to identify the correct Weighted Sum Category for the Weighted Sum calculated in Step 1. This is the Allowable Affordable Housing Credit. For example, if the Weighted Sum is 45%, that would fall into the 41-50% Weighted Sum Category, and the maximum Allowable Affordable Housing Credit available to the project would be 50%.

Table 1b – Allowable Affordable Housing Credit Calculation		
Weighted Sum (X) Category	Allowable Affordable Housing Credit	Applicable Weighted Sum Category (Select One)
X ≤ 9%	0%	<input type="checkbox"/>
10% ≤ X ≤ 20%	20%	<input type="checkbox"/>
21% ≤ X ≤ 30%	30%	<input type="checkbox"/>
31% ≤ X ≤ 40%	40%	<input type="checkbox"/>
41% ≤ X ≤ 50%	50%	<input type="checkbox"/>
51% ≤ X ≤ 60%	60%	<input type="checkbox"/>
61% ≤ X ≤ 70%	70%	<input type="checkbox"/>
71% ≤ X ≤ 80%	80%	<input type="checkbox"/>
81% ≤ X ≤ 90%	90%	<input type="checkbox"/>
91% ≤ X	100%	<input type="checkbox"/>

<sup>6</sup> Up to three DUs that are used as building managers' DUs may be excluded from the percentage calculations.

<sup>7</sup> DUs that are free to tenants, i.e., that do not charge tenants any rent/mortgage, are included in this category.

## Special Projects Worksheet



### 2. LID Treatment Reduction Credit Calculation:

Category	Impervious Area Created/ Replaced (acres)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C		N.A.		<b>Allowable Affordable Housing Credit from Step 2 above</b>	0%-100%	
				<b>Location credit (select one):</b>		
				Entire project is located within ¼ mile of transit hub <sup>8</sup>	5%	
				Entire project is located within a planned PDA <sup>9</sup>	10%	
				<b>Density credit (select one):</b>		
				Res ≥ 40 DU/ac	5%	
				Res ≥ 60 DU/ac	10%	
				Res ≥ 100 DU/ac	15%	
				<b>Parking credit (select one):</b>		
				No surface parking	5%	
				<b>TOTAL CREDIT =</b>		

<sup>8</sup> "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. (A bus stop with no supporting services does not qualify.)

<sup>9</sup> A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.