



**REPLACEMENT UNIT  
 DETERMINATION (RUD) FORM**

Housing development projects intending to invoke a density bonus pursuant to Government Code Section 65915 or housing projects subject to Government Code Section 66300(d) must complete the following application to fulfill the housing replacement requirements.

Housing projects that require the demolition of existing affordable protected residential rental units, or which are located on property where affordable protected residential rental units have been demolished within five years preceding the application date, must provide replacement units for each existing or previously demolished affordable protected unit at the same or greater affordability level as those protected units. A housing project cannot reduce the number of existing residential rental units on a property.

Use the following form during preliminary review to determine the affordability characteristics of existing and previously demolished residential units on the subject property, and whether replacement units are required. In accordance with Government Code Section 65915(c)(3)(B), where the applicable household income level for a unit is unknown or cannot be verified, it is rebuttably presumed that lower- and/or very-low income renter households occupied those units in the same proportion of lower- and/or very-low income renter households to all renter households within the City, and replacement units in the specified proportions must be provided.

**DATE FILED:** \_\_\_\_\_

GENERAL INFORMATION	
Project address:	
APN(s):	
Zoning:	General Plan Land Use:
Proposed number of residential units:	

PRIMARY CONTACT INFORMATION	
Name:	Phone number:
Mailing address:	
Email:	

PROJECT DESCRIPTION	
1. Will the project require any existing residential dwelling units to be demolished?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. If so, how many existing dwelling units will be demolished?	
3. How many of the <i>existing</i> units that will be demolished are <i>occupied by renters</i> ?	
4. What is the greatest number of residential dwelling units that existed on the project site <i>within the last five years</i> ?	

*Replacement Unit Determination Form*

5. Have any residential dwelling units that existed on the project site within the last five years  Yes  No been demolished?

If yes, identify the number of dwelling units that have been demolished and the date each was demolished (use multiple sheets, if necessary):

6. For each dwelling unit that is proposed to be demolished, or that was previously demolished within the last five years (whether occupied or vacant), provide the following information:

a. Address, including apartment or unit number:

b. Number of bedrooms:

c. Has the dwelling unit been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons of very low or low income within the last five years?  Yes  No

d. Has the dwelling unit been occupied by one or more low income households within the last five years?<sup>1, 2</sup>  Yes  No

e. Has the dwelling unit been occupied by one or more very low income households within the last five years?<sup>1, 2</sup>  Yes  No

7. For each existing dwelling unit occupied by renters that will be demolished, provide the following information<sup>2</sup>:

a. Number of bedrooms:

b. Number of persons residing in the household:

c. Annual income level of the household:

d. A copy of the lease

8. For each existing vacant dwelling unit that will be demolished, and for each dwelling unit that has been demolished in the last five years, the rebuttable presumptions as to the income level of prior occupants apply (per Government Code Sections 66300 and 65915). If the applicant intends to rebut these presumptions for any unit, provide the following information for each unit<sup>2</sup>:

a. Current or prior address, including apartment or unit number:

b. Number of bedrooms:

c. Dates of occupancy by household for which information is provided:

d. A copy of the lease for the relevant occupancy period

e. Number of persons residing in household during the relevant period:

f. Annual income level of household during relevant period:

g. Current contact information for prior occupants of household for which information is provided (attach)

h. Notarized document signed by prior tenant(s) verifying all of the above information.

**CERTIFICATION:**

I certify and declare under penalty of perjury under the laws of the state of California that the answers furnished above, and in the attached exhibits, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted to the City of Marina to complete review of this application.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*Replacement Unit Determination Form*

DEMOLISHED UNIT STATISTICS					
Unit #	Household Size	Household Income	Income Category	Unit Size (sq ft)	# of Bedrooms

REPLACEMENT UNIT DETERMINATION (OFFICE USE ONLY)		
Number of demolished protected units:		
Number of demolished units rented (or presumed) for very low income:		
Number of demolished units rented (or presumed) for low income:		
Are replacement residential rental units required? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If yes, how many, at what affordability level, and the number of bedrooms?		
<b>Income</b>	<b>Units Required</b>	<b>Bedrooms per Unit</b>
Very Low:		
Low:		
Staff analysis:		
Completed by:	Date:	

<sup>1</sup> To determine if a unit was occupied by a low income household or a very low income household, refer to the definitions set forth in California Health and Safety Code Section 50079.5 and 50105 and the current list of State Income Limits maintained by the California Department of Housing and Community Development. To verify this information, the applicant will need to know, and the tenant(s) will need to verify, the number of persons in the household, the number of bedrooms in the unit, and the annual income level of the household. If the unit is currently occupied by renters, to answer “yes” the applicant must know and verify this information for the existing household occupants. If the unit has been vacated, but there remain to answer “yes” the applicant must know and verify this information for the last household in occupancy. If all dwelling units on the project site have been vacated or demolished within the last 5 years, to answer “yes” the applicant must know and verify this information for the persons or families in occupancy at the point in time during the preceding 5-year period when the greatest number of residential dwelling units existed on the project site. The applicant certifies and declares under penalty of perjury under the laws of the State of California that the answers furnished in their responses, and that the facts, statements, and information presented, are true and correct.

<sup>2</sup> If it is unknown and/or cannot be verified whether each dwelling unit is/was occupied by a low- or very low-income household within the last 5 years, the rebuttable presumptions set forth in Government Code Section 65915(c)(3)(B) will apply. When a housing project will require the demolition of residential dwelling units currently occupied by renters, and the household income levels are unknown and/or cannot be verified, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City, as determined by the most recently available data from the US Department of Housing and Urban Development’s (HUD) Comprehensive Housing Affordability Strategy database. When all rental residential housing units on a site have been vacated or demolished in the last 5 years, and the household income levels of the previous renters are unknown and/or cannot be verified, it shall be rebuttably presumed that low income and very low income renter households occupied these units in the same proportion of low income and very low income renter households to all renter households within the City, as determined by the most recently available data from HUD’s Comprehensive Housing Affordability Strategy database.